

RETURN DATE: MAY 25, 2021

TOWN OF ROCKY HILL AND  
CENTRAL CONNECTICUT HEALTH  
DISTRICT

v.

CENTURY HILLS PROPERTY  
OWNER, LLC

SUPERIOR COURT

JUDICIAL DISTRICT OF  
HARTFORD

MAY 5, 2021

### COMPLAINT

#### **FIRST COUNT (Violation of Building Codes)**

1. Plaintiff, Town of Rocky Hill ("Town"), is a municipal corporation and political subdivision of the State of Connecticut and, as such, has an interest in the public health, safety and welfare of its residents and landowners and in the enforcement of state building and safety codes, regulations and ordinances lawfully adopted by the Town and its agencies.

2. The Rocky Hill Building Department is the department lawfully charged with the enforcement of laws including the Connecticut State Building Code (the "Building Code"), governing the safety, integrity, and suitability for occupancy of structures in the Town.

3. Michael Violette and Steven Kardys are the Building Officials for the Town of Rocky Hill ("Building Officials") and are the officers charged with enforcing the Building Code.

4. Pursuant to C.G.S. §29-253(a), the Connecticut "State Building Code, including any amendment to said code adopted by the State Building Inspector and Codes and Standards Committee, shall be the building code for all towns, cities and boroughs."

5. Century Hills Property Owner, LLC ("Defendant") is the current record owner of a parcel of land located within the Town of Rocky Hill, Connecticut, with the Parcel ID No. of 914 and known as 98 Cold Spring Road (the "Property").

6. Defendant has a business address of 11766 Wilshire Boulevard, Suite 1500, Los Angeles, California.

7. The Property is improved with 544 apartments contained in seven buildings with addresses of 100, 200, 300, 400 and 500 Cold Spring Road.

8. Commencing in 2016, the Town Building Department has received numerous complaints regarding Building Code violations including, but not limited to, maintaining hazardous conditions, conducting building improvements or repairs without the necessary permits and using unlicensed contractors for same.

9. Since 2016, there have been no less than fifteen (15) formal Notices of Violations and Stop Work Orders issued to Defendant for these reoccurring and ongoing violations (the "Notices"). A true and accurate copy of the Notices are attached hereto as Exhibit A.

10. Pursuant to Sections 105, 106 and 114-116 of the Building Code, it is unlawful for a property owner to alter or repair an existing structure without first obtaining a proper permit and, where applicable, using unlicensed contractors.

11. While the Building Officials have made numerous attempts to garner compliance, Defendants violations keep repeating.

12. Without injunctive relief from this court, the violations of the Connecticut State Building Code will continue and endanger human life and public welfare and cause the Town irreparable harm.

13. The Town as no other adequate remedy at law.

**SECOND COUNT (Violation of Connecticut Fire Safety Code)**

1.-4. Paragraphs 1, 5-7 of the First Count are incorporated herein and realleged as paragraph 1-4 of this Second Count as though fully set forth herein.

5. The Rocky Hill Office of the Fire Marshal is the office charged with enforcement of the Connecticut Fire Safety Code (the "Fire Safety Code") governing the fire safety requirements for dwellings.

6. Richard Renstrom and Frank Kelley are the Fire Marshals for the Town (the "Fire Marshals") and are the officers charged with enforcing the Fire Safety Code.

7. Commencing in 2018, the Fire Marshals have received more than twenty (20) complaints regarding various Fire Safety Code violations, including but not limited to, sprinkler system failures, clogged trash chutes, fueled equipment being used and stored on balconies, improper storage of combustible materials, lack of emergency instructions and lighting of emergency access for residents and improper closure of fire doors.

8. More than thirty notices (30) of repeated Fire Safety Code violations have been issued to Defendant, true and accurate copies of which are captured in the Inspection Summaries attached hereto as Exhibit B.

9. While the fire Marshals have made numerous attempts to garner compliance, Defendant's violations keep repeating.

10. Without injunctive relief from this court, the violations of the Fire Safety Code will continue and endanger human life and public welfare and cause the Town irreparable harm.

11. The Town as no other adequate remedy at law.

### **THIRD COUNT (Violation of the Public Health Code)**

1.-4. Paragraphs 1, 5-7 of the First Count are incorporated herein and realleged as paragraph 1-4 of this Third Count as though fully set forth herein.

5. Plaintiff Central Connecticut Health District (the "Health District") is the agency of the Town that is charged with enforcing the Connecticut Public Health Code ("Public Health Code"), Conn. Gen. Stat. § 19-36, and the regulations promulgated by the Commissioner of Public Health pursuant thereto (the "Regulations").

6. Since January 2019, the Health District has received no less than twenty-six (26) complaints of Public Health Code violations at the Property and site inspections have revealed several more.

7. The violations have included, but are not limited to, rodent and roach infestations, accumulation of garbage, no heat, no hot water, leaking water pipes and



ceilings, mold and overall poor sanitation. A true and accurate copy of the Health District Complaint Log for the Property is attached hereto as Exhibit C.

8. Although the Health District has attempted to garner compliance, the same violations keep reoccurring.

9. Without injunctive relief from this court, the violations of the Public Health Code will continue and endanger human life and public health and cause the Health District and the Town irreparable harm.

10. The Town and the Health District have no other adequate remedy at law.

#### **FOURTH COUNT (Violation of the Town's Housing Standards)**

1.-4. Paragraphs 1, 5-7 of the First Count are incorporated herein and realleged as paragraph 1-4 of this Fourth Count as though fully set forth herein.

5. The Town has adopted an ordinance, Chapter 155 of its Code of Ordinances, governing the housing standards applicable to rented dwelling units (the "Housing Standards").

6. The Town and/or its Building Officials, Fire Marshals, the Town Planners/Zoning Enforcement Officers, Kimberly Ricci and David Palmberg, as well as the Health District, as may be applicable, are among the officials charged with enforcing the Housing Standards.

7. The Defendant repeatedly violates the Housing Standards by, inter alia, failing to maintain safe, clean and sanitary public areas, failing to exterminate rodents and failing to properly maintain plumbing fixtures.

8. Although the foregoing officials have attempted to garner compliance with the Housing Standards, the same violations keep reoccurring.

9. Without injunctive relief from this court, the violations of the Housing Standards will continue and endanger human life and public health and cause the Health District and the Town irreparable harm.

10. The Town and the Health District have no other adequate remedy at law.

#### **FIFTH COUNT (Public Nuisance)**

1-31. Paragraphs 1 through 13 of the First Count, 5 through 13 of the Second Count, 5 through 10 of the Third Count and 5 through 10 of the Fourth Count are incorporated herein and realleged as paragraphs 1 through 31 of this Third Count as though fully set forth herein.

32. Pursuant to the foregoing Building Code, Fire Safety Code, Health Code, Housing Standards and common law, the foregoing conditions of the Property constitute a health hazard and public nuisance, which continue to this day.

33. Indeed, there have been numerous calls for emergency response by the Town Fire Department, most recently on or about April 26, 2021, due to the improper accumulation of trash and rubbish at the Property which caused a significant fire.

34. Without injunctive relief from this court, the public nuisance will continue and will continue to endanger the public health, safety and welfare.

35. The plaintiffs have no adequate remedy at law.

### **DEMAND FOR RELIEF**

The plaintiffs demand:

1. A permanent injunction requiring the Defendant to bring the Property into compliance with the Building Code, the Fire Safety Code, the Health Code and the Housing Standards; and
2. An order granting the Town and its officials the right to inspect the Property to confirm compliance; and
3. A permanent injunction requiring the Defendant to comply with the requirements of the Building Code, the Fire Safety Code, the Health Code and the Housing Standards going forward; and
4. An order commanding the Defendant to make routine weekly inspections of the Property to ensure continuing compliance with the foregoing Codes and Standards and to make monthly reports to the plaintiffs documenting same; and
5. Monetary damages equal to all expenses and costs incurred in bringing and prosecuting this action; and
6. Civil penalties pursuant to Conn. Gen. Stat. § 29-254a (First Count);  
and
7. Civil penalties pursuant to Conn. Gen. Stat. § 29-291c (Second Count);  
and

8. Civil penalties pursuant to Conn. Gen. Stat. § 19a-230 (Third Count);  
and
9. Such other relief as the court may deem appropriate at law or in equity.

THE PLAINTIFFS

By  \_\_\_\_\_  
Kari L. Olson  
Joseph D. Szerejko

Murtha Cullina LLP  
280 Trumbull Street, 12th Floor  
Hartford, Connecticut 06103  
Telephone: (860) 240-6000  
Facsimile: (860) 240-6150  
Juris No. 040248  
Their Attorneys

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v.

CENTURY HILLS PROPERTY  
OWNER, LLC

SUPERIOR COURT

JUDICIAL DISTRICT OF  
HARTFORD

MAY 5, 2021

**STATEMENT OF AMOUNT IN DEMAND**

The amount, legal interest and property in demand in this Complaint are greater than \$15,000.00, exclusive of interest and costs.

THE PLAINTIFFS

By   
Karl L. Olson  
Joseph D. Szerejko

Murtha Cullina LLP  
280 Trumbull Street, 12th Floor  
Hartford, Connecticut 06103  
Telephone: (860) 240-6000  
Facsimile: (860) 240-6150  
Juris No. 040248  
Their Attorneys

# EXHIBIT A



# Town of Rocky Hill

761 OLD MAIN STREET • ROCKY HILL, CONNECTICUT 06067 • (860) 258-2700 • FAX (860) 258-7638

February 9, 2021

Concierge Luxury Apartments  
98 Cold Spring Road  
Rocky Hill, CT 06067

## **NOTICE OF VIOLATION**

The Rocky Hill Building Department responded to an emergency call on January 30, 2021 at 4:15 am. A copper water pipe above the drop ceiling above the underpass at Building 300 cracked in multiple places flooding the area. After inspecting the area it was determined that it was in violation of the 2015 International Building Code section 104.6 and the 2015 International Plumbing Code. The violations are listed below.

### **Violation 1:**

Insufficient protection against freezing for all water pipe above exterior drop ceilings above underpass areas at building 100, 200, and 300 per section 305.4 of the 2015 IPC.

**Action required to correct violation: install heat trace tape and pipe insulation.**

### **Violation 2:**

Water pipe not identified in same locations as Violation 1 per section 606.7 of the 2015 IPC.

**Action required to correct violation: install pipe labels indicating contents and flow every 25'.**

### **Violation 3:**

Water pipe shut off valves not identified in same locations as Violation 1 per section 606.4 of the 2015 IPC.

**Action required to correct violation: identify valve and indicate what units it serves.**

**FAILURE TO COMPLY COULD RESULT IN FURTHER ACTION BY THE BUILDING DEPARTMENT THE FIRE MARSHAL'S OFFICE.**

Sincerely,

Michael Violette  
Chief Building Official  
Rocky Hill Building Department







J-P. Langlois  
BUILDING  
OFFICIAL

# TOWN OF ROCKY HILL

DEPARTMENT OF COMMUNITY  
DEVELOPMENT SERVICES  
BUILDING DEPARTMENT  
761 Old Main Street, 2nd Floor  
Rocky Hill, CT 06067

Telephone: (860) 258-2762  
Fax: (860) 258-2703  
[www.rockyhillct.gov](http://www.rockyhillct.gov)



James C. Sollimi PE-LS  
DIRECTOR

Owner: CENTURY HILLS  
Address: COLD SPRINGS RD  
Location (area): ALL BUILDINGS

Date: 10/28/16

Time: 2 pm

## Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec. 114)	<input checked="" type="checkbox"/> 2) Stop Work Order (Sec. 115)	<input type="checkbox"/> 3) Unsafe Structures and Equipment (Sec. 116)
<input type="checkbox"/> 4) Emergency Measures (Sec. 117)	<input type="checkbox"/> 5) Vacant Buildings (Sec. 118)	<input type="checkbox"/> 6) Maintenance (Sec. 3401)

Description of Violation(s)/Condition(s) Warranting Emergency Action:

ALL ELECTRICAL WORK NEEDS PERMITS  
- 2012 IBC SECTION 105 -  
STOP ALL WORK  
- 2012 IBC SECTION 115 -  
RESIDENT COMPLAINT

Actions Necessary to Abate Violation(s): Apply For ELECTRICAL PERMITS  
ALL BUILDINGS will NEED INSPECTIONS.

Inspector: Stuart Kump

Witness: FMO FRANK KELLEY

Received By: KIM RUCI

Date: 10/28/16

Due Date for Completion of Abatement/Reinspection: \_\_\_\_\_





J-P- Langlois  
BUILDING  
OFFICIAL

# TOWN OF ROCKY HILL

## DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES

BUILDING DEPARTMENT  
761 Old Main Street, 2nd Floor  
Rocky Hill, CT 06067

Telephone: (860) 258-2762  
Fax: (860) 258-2703  
[www.rockyhillct.gov](http://www.rockyhillct.gov)



James C. Sollmi PE-LS  
DIRECTOR

Owner: CENTURY HILLS  
Address: 98 COED SPRING RD  
Location (area): ALL BUILDINGS

Date: 3/22/17  
Time: 2:30 pm

### Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec. 114)	<input checked="" type="checkbox"/> 2) Stop Work Order (Sec. 115)	<input type="checkbox"/> 3) Unsafe Structures and Equipment (Sec. 116)
<input type="checkbox"/> 4) Emergency Measures (Sec. 117)	<input type="checkbox"/> 5) Vacant Buildings (Sec. 118)	<input type="checkbox"/> 6) Maintenance (Sec. 3401)

Description of Violation(s)/Condition(s) Warranting Emergency Action:

"STOP ALL WORK"

ONLY LICENSE TRADES CAN PERFORM WORK

DISPOSALS, DISHWASHERS, MICROWAVE, LIGHT FIXTURES  
PINGS, SWITCHES, ELECT. THERMOSTATS.

Actions Necessary to Abate Violation(s): APPLY FOR PERMITS

Inspector:

Steve Karp

Witness:

Received By:

Date: 3/22/17

Due Date for Completion of Abatement/Reinspection:



J. P. Langfols  
BUILDING  
OFFICIAL

## TOWN OF ROCKY HILL

DEPARTMENT OF COMMUNITY  
DEVELOPMENT SERVICES  
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Telephone: (860) 258-2762  
Fax: (860) 258-2703  
www.rockyhillct.gov



James C. Sollmi PE-LS  
DIRECTOR

Owner: CENTURY HILLS  
Address: 98 CED SPRING RD  
Location (area): Building B Halls/Elevator

Date: 12/21/18  
Time: 11:00 AM

### Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec. 113)	<input checked="" type="checkbox"/> 2) Stop Work Order (Sec. 114)	<input checked="" type="checkbox"/> 3) Unsafe Structures and Equipment (Sec. 115)
<input checked="" type="checkbox"/> 4) Emergency Measure (Sec. 116)	<input checked="" type="checkbox"/> 5) Vacant Buildings (Sec. 117)	<input checked="" type="checkbox"/> 6) Permits (Sec. 105)

Description of Violation(s)/Condition(s) Warranting Emergency Action:

STOP WORK

Working without permits

Now I'll meet working on electrical  
many fixtures required against code

Actions Necessary to Abate Violation(s): Apply for permits

work needs to be done by licensed electrician.

Inspector: S. Kaff

Witness: Rich Keirstraun FMO

Received By: \_\_\_\_\_

Date: 12/21/18

Due Date for Completion of Abatement/Reinspection: \_\_\_\_\_





**J-P- Langlois**  
BUILDING  
OFFICIAL

# TOWN OF ROCKY HILL

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DEVELOPMENT SERVICES

BUILDING DEPARTMENT

761 Old Main Street, 2nd Floor

Rocky Hill, CT 06067

CALL

Telephone: (860) 258-2762

Fax: (860) 258-2703

www.rockyhillet.gov



**James C. Solmi PE-LS**  
DIRECTOR

Owner: CENTURY HILLS

Address: 98 COLD SPRING RD

Location (area): D423

(D421)

Date: 12/28/18

Time: 10 AM

## Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec. 113)	<input checked="" type="checkbox"/> 2) Stop Work Order (Sec. 114)	<input type="checkbox"/> 3) Unsafe Structures and Equipment (Sec. 115)
<input type="checkbox"/> 4) Emergency Measures (Sec. 116)	<input type="checkbox"/> 5) Vacant Buildings (Sec. 117)	<input checked="" type="checkbox"/> 6) Permits (Sec. 105)

Description of Violation(s)/Condition(s) Warranting Emergency Action:

- STOP WORK -

APPLY FOR PERMITS

MUST USE LICENSED PLUMBER FOR NEW PIPING

PLEASE REFER TO THE 2015 INTERNATIONAL BUILDING  
CODE, SECTION 105 (PERMITS) FOR WORK EXEMPT  
FROM PERMITS

Actions Necessary to Abate Violation(s): Apply for a Plumbing  
PERMIT.

Inspector: S. KARDYS

Witness: \_\_\_\_\_

Received By: \_\_\_\_\_

Date: 12/28/18

Due Date for Completion of Abatement/Reinspection: \_\_\_\_\_



**J-P. Langlois**  
BUILDING  
OFFICIAL

# TOWN OF ROCKY HILL

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Fax: (860) 258-2703  
www.rockyhillet.gov



**James C. Solimi PE-LS**  
DIRECTOR

Owner: CENTURY HILLS

Address: 98 COOL SPRING RD

Location (area): CIE BUILDING - BULKY RM

Date: 1-3-19

Time: 10:30

## Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec. 113)	<input checked="" type="checkbox"/> 2) Stop Work Order (Sec. 114)	<input type="checkbox"/> 3) Unsafe Structures and Equipment (Sec. 115)
<input checked="" type="checkbox"/> 4) Emergency Measures (Sec. 116)	<input type="checkbox"/> 5) Vacant Buildings (Sec. 117)	<input checked="" type="checkbox"/> 6) Permits (Sec. 105)

Description of Violation(s)/Condition(s) Warranting Emergency Action:

STOP WORK -  
MUST HAVE PERMIT AND LICENSED PERSON  
TO PERFORM WORK.

Actions Necessary to Abate Violation(s): Apply FOR PERMIT

Inspector: STEVEN KARDYS

Witness: FMO

Received By: \_\_\_\_\_

Date: 2/3/19

Due Date for Completion of Abatement/Reinspection: \_\_\_\_\_





# TOWN OF ROCKY HILL



J-P Langlois  
BUILDING  
OFFICIAL

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www.rockyhillct.gov

James C. Sollmi PE-LS  
DIRECTOR

Owner: CENTURY HILLS  
Address: 98 COLD SPRINGS  
Location (area): MECH RM

Date: 1/11/19  
Time: 2pm

## Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec. 113)	<input checked="" type="checkbox"/> 2) Stop Work Order (Sec. 114)	<input type="checkbox"/> 3) Unsafe Structures and Equipment (Sec. 115)
<input type="checkbox"/> 4) Emergency Measures (Sec. 116)	<input type="checkbox"/> 5) Vacant Buildings (Sec. 117)	<input checked="" type="checkbox"/> 6) Permits (Sec. 105)

Description of Violation(s)/Condition(s) Warranting Emergency Action:

- STOP WORK -

INSTALLATION OF ELECTRICAL SUB-PANEL

POWER WIRING AND INSTALLATION OF WALL LIGHTS

NO PERMIT ON FILE

Actions Necessary to Abate Violation(s):

APPLY FOR ELECTRICAL PERMITS

Inspector: S. KARDYS

Witness: JEFF PHAZE & PHAZE

Received By: \_\_\_\_\_

Date: 1/11/19

Due Date for Completion of Abatement/Reinspection: \_\_\_\_\_



J-P Langlois  
BUILDING  
OFFICIAL

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www.rockyhillct.gov



James C. Sollmi PE-LS  
DIRECTOR

Owner: CENTURY HILLS  
Address: 918 COLD SPRING Rd  
Location (area): Building 3 WEST

Date: 1-15-19

Time: 11 AM

### Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec 113)	<input checked="" type="checkbox"/> 2) Stop Work Order (Sec 114)	<input type="checkbox"/> 3) Unsafe Structures and Equipment (Sec 115)
<input type="checkbox"/> 4) Emergency Measures (Sec 116)	<input type="checkbox"/> 5) Vacant Buildings (Sec 117)	<input checked="" type="checkbox"/> 6) Permits (Sec 105)

Description of Violation(s)/Condition(s) Warranting Emergency Action:

- STOP WORK -  
Panel 2 GARAGE WRAP around FIREWORKS  
REPLACED WITH OUT PERMITS.  
DATED 10/24/18

Actions Necessary to Abate Violation(s): Apply For PERMITS

Inspector: STEVEN KARDYS Witness: EMMA KELLY

Received By: \_\_\_\_\_

Date: 1/15/19

Due Date for Completion of Abatement/Reinspection: \_\_\_\_\_





**J-P-Langlois**  
BUILDING  
OFFICIAL

# TOWN OF ROCKY HILL

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**James C. Sollmi PE-LS**  
DIRECTOR

Owner: CENTURY HILLS  
Address: 98 COLD SPRING RD  
Location (area): AREA 36, BUILDING 300

Date: 3-22-19  
Time: 3:00 pm

## Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec. 113)	<input checked="" type="checkbox"/> 2) Stop Work Order (Sec. 114)	<input type="checkbox"/> 3) Unsafe Structures and Equipment (Sec. 115)
<input type="checkbox"/> 4) Emergency Measures (Sec. 116)	<input type="checkbox"/> 5) Vacant Buildings (Sec. 117)	<input checked="" type="checkbox"/> 6) Permits (Sec. 105)

Description of Violation(s)/Condition(s) Warranting Emergency Action:

STOP WORK ORDER

UNLICENSED WORKERS CAN NOT PERFORM ELECTRICAL WORK.

AREA 36 STORAGE ROOM OPEN JUNCTION BOX AND EXTENSION CORDS ABOVE DROP CEILING A.P.T. 300  
A.P.T. 400

BUILDING 300 ELEVATOR LIGHT FIXTURE REMOVED, REPLACED WITH NEW, THEN REMOVED, INSTALLED OLD LT

Actions Necessary to Abate Violation(s): APPLY FOR PERMITS

VIOLATIONS PER 2017 NATIONAL ELECTRICAL CODE

VIOLATION REPORTED TO DEPT. OF CONSUMER PROTECTION MR. SARGEANT

Inspector: STEVEN KARDYS

Witness: ALLEN SYSKOLSKI

Received By: \_\_\_\_\_

Date: 3-22-19

Due Date for Completion of Abatement/Reinspection: \_\_\_\_\_





**J-P-Langlois**  
BUILDING  
OFFICIAL

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[www.rockyhillct.gov](http://www.rockyhillct.gov)



**James C. Sollmi PE-LS**  
DIRECTOR

Joe

Owner: \_\_\_\_\_  
Address: 98 COLDSPRING RD  
Location (area): KITCHEN

Date: 5/10/19  
Time: 12 PM

## Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec. 113)	<input checked="" type="checkbox"/> 2) Stop Work Order (Sec. 114)	<input type="checkbox"/> 3) Unsafe Structures and Equipment (Sec. 115)
<input type="checkbox"/> 4) Emergency Measures (Sec. 116)	<input type="checkbox"/> 5) Vacant Buildings (Sec. 117)	<input checked="" type="checkbox"/> 6) Permits (Sec. 105)

Description of Violation(s)/Condition(s) Warranting Emergency Action:

- STOP WORK -

ALL NEW PLUMBING FIXTURES NEEDS PERMITS.  
ALL NEW DISHWASHERS, DISPOSELS, MICROWAVES NEED  
ELECTRIC PERMITS.

304, C401, C607

Actions Necessary to Abate Violation(s): APPLY FOR PLUMBING PERMITS.  
APPLY FOR ELECTRICAL PERMITS.

Inspector: S. KARDYS

Witness: \_\_\_\_\_

Received By: \_\_\_\_\_

Date for Completion of Abatement/Reinspection: \_\_\_\_\_

Date: 5/10/19





**J-P- Langlois**  
BUILDING  
OFFICIAL

# TOWN OF ROCKY HILL

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**James C. Sollmi PE-LS**  
DIRECTOR

Owner: LINK MECHANICAL  
Address: 98 COLD SPRING RD  
Location (area): BUILDING 500

Date: 5-13-19  
Time: 11:30 AM

## Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec. 113)	<input checked="" type="checkbox"/> 2) Stop Work Order (Sec. 114)	<input type="checkbox"/> 3) Unsafe Structures and Equipment (Sec. 115)
<input type="checkbox"/> 4) Emergency Measures (Sec. 116)	<input type="checkbox"/> 5) Vacant Buildings (Sec. 117)	<input checked="" type="checkbox"/> 6) Permits (Sec. 105)

Description of Violation(s)/Condition(s) Warranting Emergency Action: \_\_\_\_\_

- STOP WORK -

WORKING WITH OUT PERMITS.

Actions Necessary to Abate Violation(s): APPLY FOR PERMITS  
PERMITS MUST BE APPROVED BEFORE WORK  
CAN CONTINUE.

Inspector: S. KARDYS Witness: EMO FRANK KELLEY  
Received By: \_\_\_\_\_ Date: 5-13-19  
Due Date for Completion of Abatement/Reinspection: \_\_\_\_\_



**J-P-Langlois**  
BUILDING  
OFFICIAL

# TOWN OF ROCKY HILL

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www.rockyhillct.gov



**James C. Sollimi PE-LS**  
DIRECTOR

Owner: CENTURY HILLS  
Address: 98 COLD SPRING  
Location (area): A112, A501, B401, C207, E210

Date: 9/6/19

Time: 9 AM

## Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec. 113)	<input checked="" type="checkbox"/> 2) Stop Work Order (Sec. 114)	<input type="checkbox"/> 3) Unsafe Structures and Equipment (Sec. 115)
<input type="checkbox"/> 4) Emergency Measures (Sec. 116)	<input type="checkbox"/> 5) Vacant Buildings (Sec. 117)	<input checked="" type="checkbox"/> 6) Permits (Sec. 105)

Description of Violation(s)/Condition(s) Warranting Emergency Action:

- STOP WORK -  
PERFORMING ELECTRICAL WORK WITH OUT LICENSE OR  
PERMIT

PERFORMING PLUMBING WORK WITH OUT LICENSE OR  
PERMIT

Actions Necessary to Abate Violation(s): Apply For Plumbing And  
ELECTRICAL PERMITS.

Inspector:

S. KARAYS

Witness:

FMO Kelly

Received By:

Date:

9/5/19

Date Due for Completion of Abatement/Reinspection:





**Michael Violette**  
BUILDING  
OFFICIAL

# TOWN OF ROCKY HILL

DEPARTMENT OF COMMUNITY  
DEVELOPMENT SERVICES  
BUILDING DEPARTMENT  
761 Old Main Street 2nd Floor  
Rocky Hill, CT 06067  
CAU  
Telephone: (860) 258-2733  
Fax: (860) 258-2703  
[www.rockyhillct.gov](http://www.rockyhillct.gov)



**James C. Sollimi PE-LS**  
Director of Community  
Development Services

Owner: 98 COLD SPRING RD  
Address: \_\_\_\_\_  
Location (area): WATER HEATER

Date: 10/24/20  
Time: 11AM

## Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec. 113)	<input type="checkbox"/> 2) Stop Work Order (Sec. 114)	<input type="checkbox"/> 3) Unsafe Structures and Equipment (Sec. 115)
<input type="checkbox"/> 4) Emergency Measures (Sec. 116)	<input type="checkbox"/> 5) Vacant Buildings (Sec. 117)	<input checked="" type="checkbox"/> 6) Permits (Sec. 105)

Description of Violation(s)/Condition(s) Warranting Emergency Action: \_\_\_\_\_

A PERMIT IS REQUIRED FOR  
INSTALLATION OR REPLACEMENT  
OF A WATER HEATER

Actions Necessary to Abate Violation(s): MUST APPLY FOR A PERMIT

Inspector: STEVEN KARDYS Witness: PICTURES ON FILE

Received By: \_\_\_\_\_ Date: \_\_\_\_\_

Due Date for Completion of Abatement/Reinspection: \_\_\_\_\_



**Michael Violette**  
BUILDING  
OFFICIAL

# TOWN OF ROCKY HILL

DEPARTMENT OF COMMUNITY  
DEVELOPMENT SERVICES  
BUILDING DEPARTMENT  
761 Old Main Street, 2nd Floor  
Rocky Hill, CT 06067  
CALL  
Telephone: (860) 258-2733  
Fax: (860) 258-2703  
[www.rockyhillct.gov](http://www.rockyhillct.gov)



**James C. Sollmi PE-LS**  
Director of Community  
Development Services

Owner: \_\_\_\_\_  
Address: 98 COLD SPRING RD  
Location (area): E224, E225, E226

Date: 10/22/20  
Time: 11 AM

## Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec. 113)	<input checked="" type="checkbox"/> 2) Stop Work Order (Sec. 114)	<input type="checkbox"/> 3) Unsafe Structures and Equipment (Sec. 115)
<input type="checkbox"/> 4) Emergency Measures (Sec. 116)	<input type="checkbox"/> 5) Vacant Buildings (Sec. 117)	<input checked="" type="checkbox"/> 6) Permits (Sec. 105)

Description of Violation(s)/Condition(s) Warranting Emergency Action: \_\_\_\_\_

INSTALLING NEW WATER CLOSETS  
WITHOUT PERMITS

Actions Necessary to Abate Violation(s): HAVE A LICENSED  
PLUMBER APPLY FOR PLUMBING  
PERMIT.

Inspector: Steven KARDYS Witness: WORK NOTES  
Received By: \_\_\_\_\_ Date: \_\_\_\_\_  
Due Date for Completion of Abatement/Reinspection: \_\_\_\_\_





**Michael Violette**  
BUILDING  
OFFICIAL

# TOWN OF ROCKY HILL

DEPARTMENT OF COMMUNITY  
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**James C. Sollmi PE-LS**  
Director of Community  
Development Services

Owner: \_\_\_\_\_  
Address: 98 COLD SPRING RD  
Location (area): NEW COUNTERS

Date: 10/22/20  
Time: 11 AM

## Notice Violation/Emergency and Order to Abate

1) Violations (Sec. 113)	2) Stop Work Order (Sec. 114)	3) Unsafe Structures and Equipment (Sec. 115)
4) Emergency Measures (Sec. 116)	5) Vacant Buildings (Sec. 117)	6) Permits (Sec. 105)

Description of Violation(s)/Condition(s) Warranting Emergency Action: \_\_\_\_\_

- STOP WORK -

MUST HAVE PLUMBING PERMITS FOR  
NEW SINKS, FAUCETS, DISPOSECS, DISHWASHERS.  
TALKED TO TWO EMPLOYEES THAT STATED MANY  
UNITS ARE GETTING NEW KITCHENS.

Actions Necessary to Abate Violation(s): HAVE A LICENSED PLUMBER  
APPLY FOR PERMITS

Inspector: STEVEN KARDYS Witness: PICTURES

Received By: \_\_\_\_\_ Date: \_\_\_\_\_

Due Date for Completion of Abatement/Reinspection: \_\_\_\_\_



**Michael Violette**  
BUILDING  
OFFICIAL

# TOWN OF ROCKY HILL

DEPARTMENT OF COMMUNITY  
DEVELOPMENT SERVICES  
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**James C. Sollmi PE-LS**  
Director of Community  
Development Services

**Owner:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Location (area):** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Time:** \_\_\_\_\_

## Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec. 113)	<input checked="" type="checkbox"/> 2) Stop Work Order (Sec. 114)	<input type="checkbox"/> 3) Unsafe Structures and Equipment (Sec. 115)
<input type="checkbox"/> 4) Emergency Measures (Sec. 116)	<input type="checkbox"/> 5) Vacant Buildings (Sec. 117)	<input checked="" type="checkbox"/> 6) Permits (Sec. 105)

**Description of Violation(s)/Condition(s) Warranting Emergency Action:** \_\_\_\_\_

INSTALLING NEW WATERCLOSES  
WITHOUT PERMITS

**Actions Necessary to Abate Violation(s):** \_\_\_\_\_

HAVE A LICENSED  
PLUMBER APPLY FOR PLUMBING  
PERMIT.

**Inspector:** \_\_\_\_\_

**Witness:** \_\_\_\_\_

**Received By:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Due Date for Completion of Abatement/Reinspection:** \_\_\_\_\_



**Michael Violette**  
BUILDING  
OFFICIAL

# TOWN OF ROCKY HILL

DEPARTMENT OF COMMUNITY  
DEVELOPMENT SERVICES  
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761 Old Main Street, 2nd Floor  
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**James C. Sollmi PE-LS**  
Director of Community  
Development Services

**Owner:** \_\_\_\_\_

**Address:** 98 COLD SPRING RD

**Location (area):** NEW COUNTERS

Date: 10/22/20

Time: 11 AM

## Notice Violation/Emergency and Order to Abate

1)Violations(Sec.113)	2)Stop Work Order(Sec.114)	3)Unsafe Structures and Equipment(Sec.115)
4)Emergency Measures(Sec.116)	5)Vacant Buildings(Sec.117)	6)Permits (Sec.105)

**Description of Violation(s)/Condition(s) Warranting Emergency Action:** \_\_\_\_\_

- STOP WORK -

MUST HAVE PLUMBING PERMITS FOR  
NEW SINKS, FAUCETS, DISPOSECS, DISHWASHERS.  
TALKED TO TWO EMPLOYEES THAT STATED MANY  
UNITS ARE GETTING NEW KITCHENS.

**Actions Necessary to Abate Violation(s):** HAVE A LICENSED PLUMBER  
APPLY FOR PERMITS

**Inspector:** STEVEN KARDYS

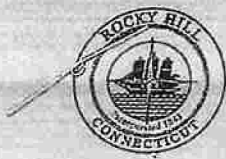
**Witness:** PICTURES

**Received By:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Due Date for Completion of Abatement/Reinspection:** \_\_\_\_\_





**Michael Violette**  
BUILDING  
OFFICIAL

# TOWN OF ROCKY HILL

DEPARTMENT OF COMMUNITY  
DEVELOPMENT SERVICES

BUILDING DEPARTMENT

761 Old Main Street, 2nd Floor

Rocky Hill, CT 06067

CALL

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**James C. Sollmi PE-LS**

Director of Community  
Development Services

Owner: 98 COLD SPRING RD

Address: \_\_\_\_\_

Location (area): WATER HEATER

Date: 10/21/20

Time: 11 AM

## Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec. 113)	<input type="checkbox"/> 2) Stop Work Order (Sec. 114)	<input type="checkbox"/> 3) Unsafe Structures and Equipment (Sec. 115)
<input type="checkbox"/> 4) Emergency Measures (Sec. 116)	<input type="checkbox"/> 5) Vacant Buildings (Sec. 117)	<input checked="" type="checkbox"/> 6) Permits (Sec. 105)

Description of Violation(s)/Condition(s) Warranting Emergency Action: \_\_\_\_\_

A PERMIT IS REQUIRED FOR  
INSTALLATION OR REPLACEMENT  
OF A WATER HEATER.

Actions Necessary to Abate Violation(s): MUST APPLY FOR A PERMIT

Inspector: STEVEN KARDYS Witness: PICTURES ON FILE

Received By: \_\_\_\_\_ Date: \_\_\_\_\_

Due Date for Completion of Abatement/Reinspection: \_\_\_\_\_





**J-P-Langlois**  
BUILDING  
OFFICIAL

# TOWN OF ROCKY HILL

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www.rockyhillct.gov



**James C. Sollmi PE-LS**  
DIRECTOR

Owner: CENTURY HILLS  
Address: 98 COLD SPRING  
Location (area): A112, A501, B401, C207, E210

Date: 9/6/19  
Time: 9 AM

## Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec. 113)	<input checked="" type="checkbox"/> 2) Stop Work Order (Sec. 114)	<input type="checkbox"/> 3) Unsafe Structures and Equipment (Sec. 115)
<input type="checkbox"/> 4) Emergency Measures (Sec. 116)	<input type="checkbox"/> 5) Vacant Buildings (Sec. 117)	<input checked="" type="checkbox"/> 6) Permits (Sec. 105)

Description of Violation(s)/Condition(s) Warranting Emergency Action:

- STOP WORK -

PERFORMING ELECTRICAL WORK WITH OUT LICENSE OR PERMIT.

PERFORMING PLUMBING WORK WITH OUT LICENSE OR PERMIT

Actions Necessary to Abate Violation(s): Apply For Plumbing And ELECTRICAL PERMITS.

Inspector: S. KARDYS

Witness: FMO KELLY

Received By: \_\_\_\_\_

Date: 9/5/19

Due Date for Completion of Abatement/Reinspection: \_\_\_\_\_





**J-P-Longlois**  
BUILDING  
OFFICIAL

# TOWN OF ROCKY HILL

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DEVELOPMENT SERVICES  
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**James C. Sollmi PE-LS**  
DIRECTOR

Owner: CENTURY HILLS  
Address: 918 COLD SPRING Rd  
Location (area): Building 3 WEST

Date: 1-15-19  
Time: 11 AM

## Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec. 113)	<input checked="" type="checkbox"/> 2) Stop Work Order (Sec. 114)	<input type="checkbox"/> 3) Unsafe Structures and Equipment (Sec. 115)
<input type="checkbox"/> 4) Emergency Measures (Sec. 116)	<input type="checkbox"/> 5) Vacant Buildings (Sec. 117)	<input checked="" type="checkbox"/> 6) Permits (Sec. 105)

Description of Violation(s)/Condition(s) Warranting Emergency Action:

- STOP WORK -  
Found 2 GARAGE WRAP around Fixtures  
Replaced without Permits.  
DATED 10/24/18

Actions Necessary to Abate Violation(s): Apply For Permits

Inspector: STEVEN KARDYS

Witness: FMO KELLY

Received By:

Due Date for Completion of Abatement/Reinspection:

Date: 1/15/19





**J-P-Langlois**  
BUILDING  
OFFICIAL

# TOWN OF ROCKY HILL

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**James C. Sollmi PE-LS**  
DIRECTOR

Owner: LINK MECHANICAL  
Address: 98 COLD SPRING RD  
Location (area): BUILDING 500

Date: 5-13-19  
Time: 11:30 AM

## Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec. 113)	<input checked="" type="checkbox"/> 2) Stop Work Order (Sec. 114)	<input type="checkbox"/> 3) Unsafe Structures and Equipment (Sec. 115)
<input type="checkbox"/> 4) Emergency Measures (Sec. 116)	<input type="checkbox"/> 5) Vacant Buildings (Sec. 117)	<input checked="" type="checkbox"/> 6) Permits (Sec. 105)

Description of Violation(s)/Condition(s) Warranting Emergency Action:

- STOP WORK -

WORKING WITH OUT PERMITS.

Actions Necessary to Abate Violation(s): APPLY FOR PERMITS.  
PERMITS MUST BE APPROVED BEFORE WORK  
CAN CONTINUE.

Inspector: S. KARDYS

Witness: FMO FRANK KELLEY

Received By: \_\_\_\_\_

Date: 5-13-19

Due Date for Completion of Abatement/Reinspection: \_\_\_\_\_



**J-P-Langlois**  
BUILDING  
OFFICIAL

# TOWN OF ROCKY HILL

DEPARTMENT OF COMMUNITY  
DEVELOPMENT SERVICES  
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761 Old Main Street, 2nd Floor  
Rocky Hill, CT 06067  
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Fax: (860) 258-2703  
[www.rockyhillct.gov](http://www.rockyhillct.gov)



**James C. Sollmi PE-LS**  
DIRECTOR

Joe

Owner: \_\_\_\_\_  
Address: 98 COLDSRING RD  
Location (area): KITCHEN

Date: 5/10/19  
Time: 12 PM

## Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec. 113)	<input checked="" type="checkbox"/> 2) Stop Work Order (Sec. 114)	<input type="checkbox"/> 3) Unsafe Structures and Equipment (Sec. 115)
<input type="checkbox"/> 4) Emergency Measures (Sec. 116)	<input type="checkbox"/> 5) Vacant Buildings (Sec. 117)	<input checked="" type="checkbox"/> 6) Permits (Sec. 105)

Description of Violation(s)/Condition(s) Warranting Emergency Action: \_\_\_\_\_

- STOP WORK -

ALL NEW PLUMBING FIXTURES NEEDS PERMITS.  
ALL NEW DISHWASHERS, DISPOSELS, MICROWAVES NEED  
ELECTRICAC PERMITS.  
C404, C401, C607

Actions Necessary to Abate Violation(s): APPLY FOR PLUMBING PERMITS.  
APPLY FOR ELECTRICAL PERMITS.

Inspector: S. KARDYS

Witness: \_\_\_\_\_

Received By: \_\_\_\_\_

Date for Completion of Abatement/Reinspection: \_\_\_\_\_

Date: 5/10/19

For reference from the 2018 CT State Building Code. This Order consists of a back page, refer to back.

Revised 10/01/18





**J-P-Langlois**  
BUILDING  
OFFICIAL

# TOWN OF ROCKY HILL

DEPARTMENT OF COMMUNITY  
DEVELOPMENT SERVICES

BUILDING DEPARTMENT  
761 Old Main Street, 2nd Floor  
Rocky Hill, CT 06067

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**James C. Sollmi PE-LS**  
DIRECTOR

Owner: CENTURY HILLS  
Address: 98 COLD SPRING RD  
Location (area): AREA 36, BUILDING 300

Date: 3-22-19

Time: 3:00 pm

## Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec. 113)	<input checked="" type="checkbox"/> 2) Stop Work Order (Sec. 114)	<input type="checkbox"/> 3) Unsafe Structures and Equipment (Sec. 115)
<input type="checkbox"/> 4) Emergency Measures (Sec. 116)	<input type="checkbox"/> 5) Vacant Buildings (Sec. 117)	<input checked="" type="checkbox"/> 6) Permits (Sec. 105)

Description of Violation(s)/Condition(s) Warranting Emergency Action:

STOP WORK ORDER -

UNLICENSED WORKERS CAN NOT PERFORM ELECTRICAL WORK.

AREA 36 STORAGE ROOM OPEN JUNCTION BOX AND EXTENSION CORDS ABOVE DROP CEILING. ART. 300  
ART. 400

BUILDING 300 ELEVATOR LIGHT FIXTURE REMOVED, REPLACED WITH NEW, THEN REMOVED, INSTALLED OLD LT.

Actions Necessary to Abate Violation(s): APPLY FOR PERMITS  
VIOLATIONS PER 2017 NATIONAL ELECTRICAL CODE.  
VIOLATION REPORTED TO DEPT. OF CONSUMER PROTECTION MR. SARGEANT

Inspector: STEVEN KARDYS

Witness: ALLEN SYSKOWSKI

Received By: \_\_\_\_\_

Date: 3-22-19

Due Date for Completion of Abatement/Reinspection: \_\_\_\_\_



**J-P-Langlois**  
BUILDING  
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# TOWN OF ROCKY HILL

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**James C. Sollmi PE-LS**  
DIRECTOR

Owner: CENTURY HILLS  
Address: 98 COLD SPRINGS  
Location (area): MELH RM.

Date: 1/11/19  
Time: 2pm

## Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec. 113)	<input checked="" type="checkbox"/> 2) Stop Work Order (Sec. 114)	<input type="checkbox"/> 3) Unsafe Structures and Equipment (Sec. 115)
<input type="checkbox"/> 4) Emergency Measures (Sec. 116)	<input type="checkbox"/> 5) Vacant Buildings (Sec. 117)	<input checked="" type="checkbox"/> 6) Permits (Sec. 105)

Description of Violation(s)/Condition(s) Warranting Emergency Action:

- STOP WORK -

INSTALLATION OF ELECTRICAL SUB-PANEL

POWER WIRING AND INSTALLATION OF WALL LIGHTS

NO PERMIT ON FILE

Actions Necessary to Abate Violation(s): APPLY FOR ELECTRICAL PERMITS

Inspector: S. KARDYS

Witness: JEFF PHAZE & PHAZE

Received By: \_\_\_\_\_

Date: 1/11/19

Due Date for Completion of Abatement/Reinspection: \_\_\_\_\_



**J-P-Langlois**  
BUILDING  
OFFICIAL

# TOWN OF ROCKY HILL

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**James C. Sollmi PE-LS**  
DIRECTOR

Owner: CENTURY HILLS

Address: 98 COLD SPRING RD.

Location (area): C+E BUILDING BOILER RM

Date: 1-3-19

Time: 10:30

## Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec. 113)	<input checked="" type="checkbox"/> 2) Stop Work Order (Sec. 114)	<input type="checkbox"/> 3) Unsafe Structures and Equipment (Sec. 115)
<input type="checkbox"/> 4) Emergency Measures (Sec. 116)	<input type="checkbox"/> 5) Vacant Buildings (Sec. 117)	<input checked="" type="checkbox"/> 6) Permits (Sec. 105)

Description of Violation(s)/Condition(s) Warranting Emergency Action:

- STOP WORK -  
MUST HAVE PERMIT AND LICENSED PERSON  
TO PERFORM WORK.

Actions Necessary to Abate Violation(s): APPLY FOR PERMIT

Inspector: STEVEN KARDYS

Witness: FMO

Received By: \_\_\_\_\_

Date: 1/3/19

Due Date for Completion of Abatement/Reinspection: \_\_\_\_\_





**J-P-Langlois**  
BUILDING  
OFFICIAL

# TOWN OF ROCKY HILL

DEPARTMENT OF COMMUNITY  
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**James C. Sollmi PE-LS**  
DIRECTOR

Owner: CENTURY HILLS  
Address: 98 COLD SPRING RD.  
Location (area): D423  
(D421)

Date: 12/28/18  
Time: 10 AM

## Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec. 113)	<input checked="" type="checkbox"/> 2) Stop Work Order (Sec. 114)	<input type="checkbox"/> 3) Unsafe Structures and Equipment (Sec. 115)
<input type="checkbox"/> 4) Emergency Measures (Sec. 116)	<input type="checkbox"/> 5) Vacant Buildings (Sec. 117)	<input checked="" type="checkbox"/> 6) Permits (Sec. 105)

Description of Violation(s)/Condition(s) Warranting Emergency Action: - STOP WORK -

APPLY FOR PERMITS  
MUST USE LICENSED PLUMBER FOR NEW PIPING.  
PLEASE REFER TO THE 2015 INTERNATIONAL BUILDING  
CODE, SECTION 105 (PERMITS) FOR WORK EXEMPT  
FROM PERMITS.

Actions Necessary to Abate Violation(s): Apply for a Plumbing  
PERMIT.

Inspector: S. KARDYS Witness: \_\_\_\_\_

Received By: \_\_\_\_\_ Date: 12/28/18

Due Date for Completion of Abatement/Reinspection: \_\_\_\_\_





J-P-Langlois  
BUILDING  
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## TOWN OF ROCKY HILL

DEPARTMENT OF COMMUNITY  
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James C. Sollmi PE-LS  
DIRECTOR

Owner: CENTURY HILLS  
Address: 98 GOLD SPRING RD  
Location (area): Building B HALLS/ELEVATOR

Date: 12/21/18  
Time: 11:00 AM

### Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec. 113)	<input checked="" type="checkbox"/> 2) Stop Work Order (Sec. 114)	<input checked="" type="checkbox"/> 3) Unsafe Structures and Equipment (Sec. 115)
<input checked="" type="checkbox"/> 4) Emergency Measures (Sec. 116)	<input checked="" type="checkbox"/> 5) Vacant Buildings (Sec. 117)	<input checked="" type="checkbox"/> 6) Permits (Sec. 105)

Description of Violation(s)/Condition(s) Warranting Emergency Action:

STOP WORK

WORKING WITH OUT PERMITS

NOW L.R. MEN WORKING ON ELECTRICAL  
MANY FIXTURES REQUIRED AGAINST CODE

Actions Necessary to Abate Violation(s): Apply For Permits

WORK NEEDS TO BE DONE BY LICENSE ELECTRICIAN,

Inspector: S. Kaff

Witness: Rich Reustman FMO

Received By:

Date: 12/21/18

Due Date for Completion of Abatement/Reinspection:



**J-P-Langlois**  
BUILDING  
OFFICIAL

# TOWN OF ROCKY HILL

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**James C. Sollmi PE-LS**  
DIRECTOR

Owner: CENTURY HILLS  
Address: 98 COLDSRING RD  
Location (area): ALL BUILDINGS

Date: 3/22/17  
Time: 2:30 pm

## Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec. 114)	<input checked="" type="checkbox"/> 2) Stop Work Order (Sec. 115)	<input type="checkbox"/> 3) Unsafe Structures and Equipment (Sec. 116)
<input type="checkbox"/> 4) Emergency Measures (Sec. 117)	<input type="checkbox"/> 5) Vacant Buildings (Sec. 118)	<input type="checkbox"/> 6) Maintenance (Sec. 3401)

Description of Violation(s)/Condition(s) Warranting Emergency Action:

"STOP ALL WORK"

ONLY LICENSE TRADES CAN PERFORM WORK

DISPOSELS, DISHWASHERS, MICROWAVE, LIGHT FIXTURES  
PLUGS, SWITCHES, ELECT. THERMOSTATS.

Actions Necessary to Abate Violation(s): APPLY FOR PERMITS

Inspector:

Steen Karp

Witness:

Received By:

Date: 3/22/17

Due Date for Completion of Abatement/Reinspection:





**J-P-Langlois**  
BUILDING  
OFFICIAL

# TOWN OF ROCKY HILL

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**James C. Sollmi PE-LS**  
DIRECTOR

Owner: CENTURY HILLS  
Address: COLD SPRINGS RD  
Location (area): ALL BUILDINGS

Date: 10/28/16  
Time: 2 pm

## Notice Violation/Emergency and Order to Abate

<input checked="" type="checkbox"/> 1) Violations (Sec. 114)	<input checked="" type="checkbox"/> 2) Stop Work Order (Sec. 115)	<input type="checkbox"/> 3) Unsafe Structures and Equipment (Sec. 116)
<input type="checkbox"/> 4) Emergency Measures (Sec. 117)	<input type="checkbox"/> 5) Vacant Buildings (Sec. 118)	<input type="checkbox"/> 6) Maintenance (Sec. 3401)

Description of Violation(s)/Condition(s) Warranting Emergency Action:

ALL ELECTRICAL WORK NEEDS PERMITS  
- 2012 IBC SECTION 105 -  
STOP ALL WORK  
- 2012 IBC SECTION 115 -  
RESIDENT COMPLAINT

Actions Necessary to Abate Violation(s): Apply FOR ELECTRICAL PERMITS  
ALL Buildings will NEED INSPECTIONS.

Inspector: Steen Kamp

Witness: FMO FRANK KELLEY

Received By: Kim Ricci

Date: 10/28/16

Due Date for Completion of Abatement/Reinspection: \_\_\_\_\_

# EXHIBIT B

# Inspection Summary

Rocky Hill Fire Department

Inspection 5013



## Inspection

Type General Inspection  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4

Scheduled 03/05/2021 00:00  
Inspected On 03/05/2021 00:00  
Finished At  
Next Inspection  
Scheduled  
Inspection Length 0.00

## Occupant

Occupant Name 100 200 300 COLD SPRINGS ROAD  
Building Name  
Contact Name  
Address 100-300 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067-  
Phone 860-563-5300

## Owner

Owner / Company CENTURY HILLS PROPERTY OWNER LLC  
Contact Name  
Address 11766 WILSHIRE BLVD STE 1500  
City, State and Zip LOS ANGELES, CA 90025-  
Phone 214-709-2513

## Comments

## Violation Summary

Status	Violation	Location
Violation Noted: Schedule Recheck	C.S.F.P.C 2018 - Chapter 11 Building Services 11.1.5.5 Extension Cords Extension cords and flexible cords shall not be affixed to structures; extend through walls, ceilings, or floors, or under doors or floor coverings; or be subject to environmental or physical damage.	BUILDING 100 LOWER LEVEL

## Tickler History

Date	Type	Inspector	Narrative
03/05/2021	Visual Observation	Kelley, Frank	On a routine exterior inspection this writer observed a water leak below the overhead walk way. Upon further inspection a extension cord was noted in the area above drop ceiling. KEL- 0028

## Signatures

Date

# Inspection Summary

Rocky Hill Fire Department

Inspection 4998



## Inspection

Type Complaint  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4

Scheduled 02/26/2021 00:00  
Inspected On 02/26/2021 00:00  
Finished At  
Next Inspection  
Schedulued  
Inspection Length 0.00

## Occupant

Occupant Name 100 200 300 COLD SPRINGS ROAD  
Building Name  
Contact Name  
Address 100-300 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067-  
Phone 860-563-5300

## Owner

Owner / Company CENTURY HILLS PROPERTY OWNER LLC  
Contact Name  
Address 11766 WILSHIRE BLVD STE 1500  
City, State and Zip LOS ANGELES, CA 90025-  
Phone 214-709-2513

## Comments

## Violation Summary

Status	Violation	Location
Violation Noted: Schedule Recheck	C.S.F.P.C 2018 Chapter - REPLACE MISSING CAPS ON FIRE DEPARTMENT CONNECTIONS 13.2.3.3 A standpipe system installed in accordance with this Code shall be inspected, tested, and maintained in accordance with NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems.	F.D.Cs. Outside Main Lobby(s) Building(s) 100 & 300
Violation Noted: Schedule Recheck	C.S.F.S.C 2018 31.3.6.1 - REPAIR PENETRATION BEHIND FIRE DOOR 31.3.6.1 Exit access corridor walls shall consist of fire barriers in accordance with Section 8.3 having a minimum 1/2-hour fire resistance rating.	BUILDING 200 MEZZANINE LEVEL BEHIND DOOR OFF LOBBY
Violation Noted: Schedule Recheck	C.S.F.S.C. 2018 Sec. 31. - REMOVE BRICK HOLDING DOOR IN OPEN POSITION In any building of low or ordinary hazard contents, as defined in 6.2.2.2 and 6.2.2.3, or where approved by the authority having jurisdiction, door leaves shall be permitted to be automatic-closing, provided that all of the following criteria are met: (1) Upon release of the hold-open mechanism, the leaf becomes self-closing. (2) The release device is designed so that the leaf instantly releases manually and, upon release, becomes selfclosing, or the leaf can be readily closed. (3) The automatic releasing mechanism or medium is activated by the operation of approved smoke detectors installed in accordance with the requirements for smoke detectors for door leaf release service in NFPA72, National Fire Alarm and Signaling Code. (4) Upon loss of power to the hold-open device, the holdopen mechanism is released and the door leaf becomes self-closing. (5) The release by means of smoke detection of one door leaf in a stair enclosure results in closing all door leaves serving that stair.	BUILDING 200 MEZZANINE LEVEL BEHIND DOOR OFF LOBBY

Violation Noted: C.S.F.P.C. 2018 Chapter - REMOVE APPLIANCE AND SHOPPING CART  
Schedule 14.4.1\* Means of egress and primary means of egress shall be continuously maintained  
Recheck free of all obstructions or impediments to full instant use in the case of fire or other  
emergency.

BY APARTMENT C609  
AND EXIT STAIR LANDING

### Tickler History

Date	Type	Inspector	Narrative
02/26/2021	Recd Complaint	Kelley, Frank	Upon arrival, fire command found the lower floors of 200 & 300 building in alarm. Residents and maintenance staff indicated that the alarm was coming from an activated smoke detector in the lower lobby of the 300 building, T2 was assigned incident investigation and along with RHPD found a slight haze in the lower lobby with a strong cannabis odor. The following was also observed/reported: The plastic caps broken off the F.D.C. per F.D. Penthouse s/w door was missing hardware per P.D. Broken exit signs in hall between 100 & 200, 1st floor per P.D.

### Signatures

\_\_\_\_\_  
Date

# Inspection Summary

Rocky Hill Fire Department

Inspection 4983



## Inspection

Type Supplement to Original  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift

Scheduled 02/12/2021 00:00  
Inspected On 02/12/2021 00:00  
Finished At  
Next Inspection  
Schedul  
Inspection Length 0.00

## Occupant

Occupant Name 100 200 300 COLD SPRINGS ROAD  
Building Name  
Contact Name  
Address 100-300 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067-  
Phone 860-563-5300

## Owner

Owner / Company CENTURY HILLS PROPERTY OWNER LLC  
Contact Name  
Address 11766 WILSHIRE BLVD STE 1500  
City, State and Zip LOS ANGELES, CA 90025-  
Phone 214-709-2513

## Comments

On a follow up regarding inspection(s) #4008 and #4981 this writer responded to 300 Cold Spring Road Rocky Hill CT 06067. This writer observed that at the time of arrival Lincoln Door had not yet arrived to the property. The exit door referenced in inspection #4981 was still not in working order. This information was relayed to Charlene Thomas when a written notice was hand delivered to her at the management office at 98 Cold Spring Road. Charlene stated that she would keep this office informed as to the progress of repairs. At 11:03 The Rocky Hill Fire Department was dispatched to a elevator rescue at 300 Cold Spring Road. This writer had just left the property and returned for the call. During the call the violations noted in this report were observed and noted. KEL-0028

## Violation Summary

Status	Violation	Location
Violation Noted: Schedule Recheck	C.S.F.S.C. 2018 31.2.9 - Emergency Lighting. 31.2.9 Emergency lighting in accordance with Section 7.9 shall be provided in all buildings four or more stories in height or with more than 12 dwelling units, unless every dwelling unit has a direct exit to the outside of the building at grade level.	EXIT STAIRS 300 BUILDING BY SERVICE ELEVATOR I-91 SIDE OF BUILDING BETWEEN G & 1st. FLOORS
Violation Noted: Schedule Recheck	C.S.F.P.C. 2018 14.13.2. - C.S.F.P.C. 2018 14.13.2 Periodic Testing of Emergency Lighting Equipment 14.13.2.1.1 Testing of required emergency lighting systems shall be permitted to be conducted as follows: (1) Functional testing shall be conducted monthly with a minimum of 3 weeks and a maximum of 5 weeks between tests, for not less than 30 seconds, except as otherwise permitted by 14.13.2.1.1(2). (2) The test interval shall be permitted to be extended beyond 30 days with the approval of the AHJ. (3) Functional testing shall be conducted annually for a minimum of 11/2 hours if the emergency lighting system is battery powered.	EXIT STAIRS 300 BUILDING BY SERVICE ELEVATOR I-91 SIDE OF BUILDING BETWEEN G & 1st. FLOORS



(4) The emergency lighting equipment shall be fully operational for the duration of the tests required by 14.13.2.1.1(1) and 14.13.2.1.1(3).  
(5) Written records of visual inspections and tests shall be kept by the owner for inspection by the AHJ. [101:7.9.3.1.1]

<b>Violation Noted:</b> <b>Schedule</b> <b>Recheck</b>	C.S.F.S.C. 2018 - CSFSC Chapter 31 ref. 7.2 Door openings not in proper operating condition shall be repaired or replaced without delay.  BUILDING 300 EXIT DOOR GROUND LEVEL. EXIT STAIR DOOR GROUND LEVEL. EXIT STAIR DOOR FLOOR ONE	<b>BUILDING 300</b> <b>BUILDING 300</b>
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<b>Violation Noted:</b> <b>Schedule</b> <b>Recheck</b>	C.S.F.S.C. 2018 Chapter - NFPA 80 2013 edition Chapter 15 Chute Doors 15.1.5 Doors shall be self closing or arranged for automatic closing operation as described in 7.4.1 for swinging doors. 7.4.1 Closing devices for swinging tin-clad and sheet metal doors. 7.4.1.1 Swinging tin-clad and sheet metal fire doors shall be equipped with self closing devices to ensure that they are closed and latched at the time of fire.	<b>BUILDING 300 Floor 1</b> <b>TRASH ROOM BY</b> <b>SERVICE ELEVATOR</b>
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#### Tickler History

Date	Type	Inspector	Narrative
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#### Signatures

\_\_\_\_\_  
Date

# Inspection Summary

Rocky Hill Fire Department

Inspection 4958



## Inspection

Type Supplement to Original  
Status Completed  
Inspector Renstrom  
Unit Number C6  
Shift 3

Scheduled 02/01/2021 00:00  
Inspected On 01/30/2021 03:57  
Finished At 01/30/2021 06:15  
Next Inspection  
Schedul  
Inspection Length 2.30

## Occupant

Occupant Name 100 200 300 COLD SPRINGS ROAD  
Building Name  
Contact Name  
Address 100-300 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067-  
Phone 860-563-5300

## Owner

Owner / Company CENTURY HILLS PROPERTY OWNER LLC  
Contact Name  
Address 11766 WILSHIRE BLVD STE 1500  
City, State and Zip LOS ANGELES, CA 90025-  
Phone 214-709-2513

## Comments

FD complaint of broken water pipes upper 300 crossover. 2021-00048.

## Violation Summary

Status	Violation	Location
Violation Noted: Schedule Recheck	C.S.F.S.C 2018 - CSFSC sec. 29.2.7 ref. 7.7.1 Means of egress and primary means of escape shall be continuously maintained free from all obstructions or impediments to full instant use in the case of fire or other emergency.	Exit stair discharge 300 upper cross over exit stair.
Violation Noted: Schedule Recheck	C.S.F.S.C 2018 - CSFSC section 31.2.9 ref. 7.9.2.1 Emergency lighting shall be provided for a minimum of 11/2 hours in th event of failure of normal lighting.	Exit stair upper 300 cross over between first floor and exit at the ground level/

## Tickler History

Date	Type	Inspector	Narrative
01/30/2021	Visual Observation	Renstrom, Richard	I was notified by dispatch of frozen and broken water pipes at the 300 upper crossover. On scene I observed that a 1 1/2 inch domestic water line in the interstitial space between the ceiling of the parking area and 1st floor had frozen and burst in several places. The FD had shut off the water which left the tower without domestic water for cooking and bathing. I notified the Building dept. and health dept. to respond. DFM Kelley was also on scene. The building dept. arrived as did the building maintenance and a plan was established to resolve the burst pipe.

I directed the maintenance staff to clear the ice and debris away from the area as this is the exit discharge for the interior required exit stair.  
Work commenced and I cleared and left DFM Kelley to remain on scene until the exiting issue was resolved.

**Signatures**

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Date



# Inspection Summary

Rocky Hill Fire Department

Inspection 4981



## Inspection

Type General Inspection  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4

Scheduled 02/11/2021 00:00  
Inspected On 02/11/2021 10:00  
Finished At 02/11/2021 10:45  
Next Inspection  
Schedul  
Inspection Length 0.75

## Occupant

Occupant Name 100 200 300 COLD SPRINGS ROAD  
Building Name  
Contact Name  
Address 100-300 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067-  
Phone 860-563-5300

## Owner

Owner / Company CENTURY HILLS PROPERTY OWNER LLC  
Contact Name  
Address 11766 WILSHIRE BLVD STE 1500  
City, State and Zip LOS ANGELES, CA 90025-  
Phone 214-709-2513

## Comments

## Violation Summary

Status	Violation	Location
Violation Noted: Schedule Recheck	C.S.F.S.C. 2018 - CSFSC Chapter 31 ref 7.2 Door openings not in proper operating condition shall be repaired or replaced without delay.	300 COLD SPRING ROAD LOBBY DOOR SOUTH EXIT

## Tickler History

Date	Type	Inspector	Narrative
02/11/2021	Follow up Inspection	Kelley, Frank	On a follow up inspection re. inspection 4048 this writer responded to Concierge Luxury Homes 300 Cold Spring Road Rocky Hill CT 06067. One of the three items found to be in violation has been addressed to the satisfaction of this office. In the meeting on 2/11/2021 with property management, Charlene Thomas stated that Lincoln Door is scheduled to be on property tomorrow 2/12/2021 to address the door issues noted on the violation notice(s) 4048 and 4981.

## Signatures

Date

## Inspection Summary

Rocky Hill Fire Department

Inspection 7494



### Inspection

Type Complaint  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4

Scheduled 06/02/2020 00:00  
Inspected On 06/02/2020 09:00  
Finished At 06/02/2020 09:45  
Next Inspection  
Scheduled  
Inspection Length 0.75

### Occupant

Occupant Name CENTURY HILLS CLUBHOUSE AND OFFICE  
Building Name  
Contact Name  
Address 98 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067  
Phone 860-563-5300

### Owner

Owner / Company  
Contact Name  
Address  
City, State and Zip  
Phone

### Comments

Notified management re. Tiki Toarches on balcony and cited violation KEL-0028

### Violation Summary

Status	Violation	Location
Violation Noted: Schedule Recheck	10.10.9.1 - Tiki Torches on Balcony Welding torches, tar pots, decorative torches, and other devices, machines, or processes liable to start or cause fire shall not be operated or used in or upon any areas, except by permit from the AHJ.	

### Tickler History

Date	Type	Inspector	Narrative
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### Signatures

Date

# Inspection Summary

Rocky Hill Fire Department

inspection - 4/4



## Inspection

Type Complaint  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4

Scheduled 06/30/2020 00:00  
Inspected On 06/29/2020 00:00  
Finished At 06/29/2020 00:00

Scheduled

Inspection Length 0.00

Next Inspection

## Occupant

Occupant Name CENTURY HILLS CLUBHOUSE AND OFFICE  
Building Name  
Contact Name  
Address 98 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067  
Phone 860-563-5300

## Owner

Owner / Company  
Contact Name  
Address  
City, State and Zip  
Phone

## Comments

## Violation Summary

Status	Violation	Location
Violation Noted: Schedule Recheck	10.11.6.1 - For other than one- and two-family dwellings, no h For other than one- and two-family dwellings, no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 ft (3 m) of any structure.	Building 100 91 Side Building 300 By Lobby in 200

## Tickler History

Date	Type	Inspector	Narrative
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## Signatures

\_\_\_\_\_  
Date



## Inspection Summary

Rocky Hill Fire Department

Inspection: 1 (77)



### Inspection

Type Complaint  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4

Scheduled 03/25/2020 00:00

Scheduled

Inspected On 03/25/2020 00:00

Finished At

Inspection Length 0.00

Next Inspection

### Occupant

Occupant Name CENTURY HILLS TOWERS BUILDING 100  
Building Name  
Contact Name  
Address 100 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067-  
Phone 860-563-5300

### Owner

Owner / Company CENTURY HILLS PROPERTY OWNER LLC  
Contact Name  
Address 11766 WILSHIRE BLVD STE 1500  
City, State and Zip LOS ANGELES, CA 90025-  
Phone 310-268-8344

### Comments

### Violation Summary

Status	Violation	Location
Violation Noted: Schedule Recheck	10.18.7 - Fueled Equipment. Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment, and portable cooking equipment, shall not be stored, operated, or repaired within a building except under one of the following conditions: (1) The building or room has been constructed for such use in accordance with the building code. (2) The use is allowed by other provisions of this Code.	

### Tickler History

Date	Type	Inspector	Narrative
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### Signatures

\_\_\_\_\_  
Date

## Inspection Summary

Rocky Hill Fire Department

Inspection # 17



### Inspection

Type Complaint  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4

Scheduled 07/28/2020 07:30  
Inspected On 07/28/2020 10:00  
Finished At  
Next Inspection

Scheduled Renstrom

Inspection Length 0.00

### Occupant

Occupant Name CENTURY HILLS TOWERS BUILDING 100  
Building Name  
Contact Name Charlene Thomas  
Address 100 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067-  
Phone 860-563-5300

### Owner

Owner / Company CENTURY HILLS PROPERTY OWNER LLC  
Contact Name  
Address 11766 WILSHIRE BLVD STE 1500  
City, State and Zip LOS ANGELES, CA 90025-  
Phone 310-268-8344

### Comments

Complaint from FD that the rubbish chute is clogged from the dumpster to the 2nd floor. I spoke with the Apartment Manager Charlene Thomas 214-709-2513 at approximately 21:04 on 7/27/2020 and informed her of the issues. She told me that she would look into the problem. I advised her that someone from the FMO would be out in the morning. Call # 2020-000324.  
Assigned to DFM Kelley for action.

### Violation Summary

Status	Violation	Location
Violation Noted:	19.1.2 - The vertical chute serving multiple floors is clogged creating a fire hazard.	TRASH CHUTE BUILDING
Schedule	Persons owning or having control of any property shall not allow any combustible	100
Recheck	waste material to accumulate in any area or in any manner that creates a fire hazard to life or property.	

### Tickler History

Date	Type	Inspector	Narrative
07/28/2020	Recd Complaint	Kelley, Frank	This writer responded to 100 Cold Spring Road on a follow up concerning RHFD call # 2020-000324. Complaint from FD that the rubbish chute was clogged from the dumpster to the 2nd floor. Fire Marshal Renstrom spoke with the Apartment Manager Charlene Thomas at approximately 21:04 on 7/27/2020 and informed her of the issues. She told Fire Marshal Renstrom that she would look into the problem and was advised that someone from the FMO would be out in the morning. A violation was issued and Ms. Thomas stated that the property's porter would pay extra attention to this issue.

KEL-0028  
Assigned to DFM Kelley for action.

**Signatures**

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Date



## Inspection Summary

Rocky Hill Fire Department

Inspection # 879



### Inspection

Type Complaint  
Status Received  
Inspector Kelley  
Unit Number C-61  
Shift 4

Scheduled 09/21/2020 00:00  
Inspected On 09/21/2020 11:00  
Finished At 09/21/2020 12:00

Scheduled

Inspection Length 1.00

Next Inspection

### Occupant

Occupant Name CENTURY HILLS TOWERS BUILDING 100  
Building Name  
Contact Name  
Address 100 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067-  
Phone 860-563-5300

### Owner

Owner / Company CENTURY HILLS PROPERTY OWNER LLC  
Contact Name  
Address 11766 WILSHIRE BLVD STE 1500  
City, State and Zip LOS ANGELES, CA 90025-  
Phone 310-268-8344

### Comments

### Violation Summary

Status	Violation	Location
Violation Noted: Schedule Recheck	19.1.2 - Combustible Refuse overwhelming trash chutes and being allowed to accumulate in hallway trash room Persons owning or having control of any property shall not allow any combustible waste material to accumulate in any area or in any manner that creates a fire hazard to life or property.	Building 100 I-91 Side
Violation Noted: Schedule Recheck	19.1.3 - Combustible waste or refuse shall not be allowed to build up in trash room(s) Combustible waste or refuse shall be properly stored or disposed of to prevent unsafe conditions.	

### Tickler History

Date	Type	Inspector	Narrative
09/21/2020	Recd Complaint	Kelley, Frank	A complaint from a resident of Consierge Luxury Apartments through CCHD was referred to the FMO for action. See Field Report and Violation notice issued to Consierge management. KEL-0028

### Signatures

Date

# Inspection Summary

Rocky Hill Fire Department

Inspection: 4798



## Inspection

Type Complaint  
Status Received  
Inspector Kelley  
Unit Number C-61  
Shift

Scheduled 10/19/2020 00:00  
Inspected On 10/19/2020 00:00  
Finished At  
Next Inspection  
Scheduled  
Inspection Length 0.00

## Occupant

Occupant Name CENTURY HILLS TOWERS BUILDING 200  
Building Name  
Contact Name  
Address 200 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067  
Phone

## Owner

Owner / Company  
Contact Name  
Address  
City, State and Zip  
Phone

## Comments

## Violation Summary

Status	Violation	Location
Violation Noted: Schedule Recheck	19.1.3 - CLOGGED TRASH CHUTES LEADING TO AN ACCUMULATION OF REFUSE IN TRASH ROOM AND CORRIDORS Combustible waste or refuse shall be properly stored or disposed of to prevent unsafe conditions.	TRASH CHUTE BUILDING 200 I-91 SIDE OF STRUCTURE
Violation Noted: Schedule Recheck	31.2.2.2.1 - Doors complying with 7.2.1 shall be permitted.	
Violation Noted: Schedule Recheck	7.2.1.15 - Inspection of Door Openings.	
Violation Noted: Schedule Recheck	7.2.1.15.1 - Where required by Chapters 11 through 43, the following door assemblies shall be inspected and tested not less than annually in accordance with 7.2.1.15.2 through 7.2.1.15.7: (1) Door leaves equipped with panic hardware or fire exit hardware in accordance with 7.2.1.7 (2) Door assemblies in exit enclosures (3) Electrically controlled egress doors (4) Door assemblies with special locking arrangements subject to 7.2.1.6 7.2.1.15.2 The inspection and testing interval for fire-rated and nonrated door assemblies shall be permitted to exceed 12 months under a written performance-based program.	
Violation Noted:	7.2.1.15.3 -	

Date: 10/20/2020

Page: 1

<b>Schedule Recheck</b>	A written record of the inspections and testing shall be signed and kept for inspection by the authority having jurisdiction.
<b>Violation Noted: Schedule Recheck</b>	7.2.1.15.4 - Functional testing of door assemblies shall be performed by individuals who can demonstrate knowledge and understanding of the operating components of the type of door being subjected to testing.
<b>Violation Noted: Schedule Recheck</b>	7.2.1.15.5 - Door assemblies shall be visually inspected from both sides of the opening to assess the overall condition of the assembly.
<b>Violation Noted: Schedule Recheck</b>	7.2.1.15.6 - As a minimum, the following items shall be verified: (1) Floor space on both sides of the openings is clear of obstructions, and door leaves open fully and close freely. (2) Forces required to set door leaves in motion and move to the fully open position do not exceed the requirements in 7.2.1.4.5. (3) Latching and locking devices comply with 7.2.1.5. (4) Releasing hardware devices are installed in accordance with 7.2.1.5.10.1. (5) Door leaves of paired openings are installed in accordance with 7.2.1.5.11. (6) Door closers are adjusted properly to control the closing speed of door leaves in accordance with accessibility requirements. (7) Projection of door leaves into the path of egress does not exceed the encroachment permitted by 7.2.1.4.3. (8) Powered door openings operate in accordance with 7.2.1.9. (9) Signage required by 7.2.1.4.1(3), 7.2.1.5.5, 7.2.1.6, and 7.2.1.9 is intact and legible. (10) Door openings with special locking arrangements function in accordance with 7.2.1.6. (11) Security devices that impede egress are not installed on openings, as required by 7.2.1.5.12. (12) Where required by 7.2.2.5.5.7, door hardware marking is present and intact. (13) Emergency lighting on access-controlled egress doors and doors equipped with delayed-egress locking systems is present and functioning in accordance with Section 7.9.
<b>Violation Noted: Schedule Recheck</b>	7.2.1.15.7 - Door openings not in proper operating condition shall be repaired or replaced without delay.
<b>Violation Noted: Schedule Recheck</b>	11.1 - Electrical Fire Safety.
<b>Violation Noted: Schedule Recheck</b>	11.1.2 - All electrical appliances, fixtures, equipment, or wiring shall be installed and maintained in accordance with NFPA 70, National Electrical Code.
<b>Violation Noted: Schedule Recheck</b>	11.1.7.6 - Extension cords shall not be used as a substitute for permanent wiring.
<b>Violation Noted: Schedule Recheck</b>	11.1.10 - All panelboard and switchboards, pull boxes, junction boxes, switches, receptacles, and conduit bodies shall be provided with covers compatible with the box or conduit body construction and suitable for the conditions of use.
<b>Violation Noted: Schedule Recheck</b>	7.1.10.2.1 - No furnishings, decorations, or other objects shall obstruct exits or their access thereto, egress therefrom, or visibility thereof.

#### Tickler History

Date	Type	Inspector	Narrative
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#### Signatures

\_\_\_\_\_ Date

# Inspection Summary

Rocky Hill Fire Department

Inspection 4780



## Inspection

Type Complaint  
Status Received  
Inspector Kelley  
Unit Number C-61  
Shift 4

Scheduled 10/19/2020 00:00  
Inspected On 10/19/2020 00:00  
Finished At  
Next Inspection

Scheduled

Inspection Length 0.00

## Occupant

Occupant Name CONCIERGE APARTMENTS TOWERS  
Building Name  
Contact Name CHARLENE THOMAS  
Address 100-300 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067  
Phone 214-709-2513

## Owner

Owner / Company CENTURY HILLS PROPERTY OWNER LLC  
Contact Name  
Address 11766 WILSHIRE BLVD STE 1500  
City, State and Zip LOS ANGELES, CA 90025-  
Phone

## Comments

## Violation Summary

Status	Violation	Location
Violation Noted: Schedule Recheck	19.1.3 C.S.F.P.C - CLOGGED TRASH CHUTES LEADING TO AN ACCUMULATION OF REFUSE IN TRASH ROOM AND CORRIDORS Combustible waste or refuse shall be properly stored or disposed of to prevent unsafe conditions.	TRASH CHUTE BUILDING 200 I-91 SIDE OF STRUCTURE
Violation Noted: Schedule Recheck	31.2.2.2.1 - Doors complying with 7.2.1 shall be permitted.	DOORS THROUOUT THE 100-200 AND 300 BUILDING(S)
Violation Noted: Schedule Recheck	7.2.1.15 C.S.F.P.C - Inspection of Door Openings.	DOORS THROUOUT THE 100-200 AND 300 BUILDING(S)
Violation Noted: Schedule Recheck	7.2.1.15.1 - Where required by Chapters 11 through 43, the following door assemblies shall be inspected and tested not less than annually in accordance with 7.2.1.15.2 through 7.2.1.15.7: (1) Door leaves equipped with panic hardware or fire exit hardware in accordance with 7.2.1.7 (2) Door assemblies in exit enclosures (3) Electrically controlled egress doors (4) Door assemblies with special locking arrangements subject to 7.2.1.6 7.2.1.15.2 The inspection and testing interval for fire-rated and nonrated door assemblies shall be permitted to exceed 12 months under a written performance-based program.	
Violation Noted:	7.2.1.15.3 -	

Date: 11/03/2020

Page: 1



Schedule Recheck	A written record of the inspections and testing shall be signed and kept for inspection by the authority having jurisdiction.	
Violation Noted: Schedule Recheck	7.2.1.15.4 - Functional testing of door assemblies shall be performed by individuals who can demonstrate knowledge and understanding of the operating components of the type of door being subjected to testing.	
Violation Noted: Schedule Recheck	7.2.1.15.5 - Door assemblies shall be visually inspected from both sides of the opening to assess the overall condition of the assembly.	
Violation Noted: Schedule Recheck	<p>31.2.2.2.1 REFER 7.2.1.1 - As a minimum, the following items shall be verified:</p> <p>(1) Floor space on both sides of the openings is clear of obstructions, and door leaves open fully and close freely.</p> <p>(2) Forces required to set door leaves in motion and move to the fully open position do not exceed the requirements in 7.2.1.4.5.</p> <p>(3) Latching and locking devices comply with 7.2.1.5.</p> <p>(4) Releasing hardware devices are installed in accordance with 7.2.1.5.10.1.</p> <p>(5) Door leaves of paired openings are installed in accordance with 7.2.1.5.11.</p> <p>(6) Door closers are adjusted properly to control the closing speed of door leaves in accordance with accessibility requirements.</p> <p>(7) Projection of door leaves into the path of egress does not exceed the encroachment permitted by 7.2.1.4.3.</p> <p>(8) Powered door openings operate in accordance with 7.2.1.9.</p> <p>(9) Signage required by 7.2.1.4.1(3), 7.2.1.5.5, 7.2.1.6, and 7.2.1.9 is intact and legible.</p> <p>(10) Door openings with special locking arrangements function in accordance with 7.2.1.6.</p> <p>(11) Security devices that impede egress are not installed on openings, as required by 7.2.1.5.12.</p> <p>(12) Where required by 7.2.2.5.5.7, door hardware marking is present and intact.</p> <p>(13) Emergency lighting on access-controlled egress doors and doors equipped with delayed-egress locking systems is present and functioning in accordance with Section 7.9.</p>	
Violation Noted: Schedule Recheck	31.2.2.2. C.S.F.S.C REF - . Door openings not in proper operating condition shall be repaired or replaced without delay.	DOORS THROUOUT THE 100-200 AND 300 BUILDING(S)
Violation Noted: Schedule Recheck	11.1 C.S.F.P.C - Electrical Fire Safety.	
Violation Noted: Schedule Recheck	11.1.2 C.S.F.P.C - All electrical appliances, fixtures, equipment, or wiring shall be installed and maintained in accordance with NFPA 70, National Electrical Code.	
Violation Noted: Schedule Recheck	11.1.7.6 C.S.F.P.C - Extension cords shall not be used as a substitute for permanent wiring.	EXTENSION CORD(S) BEING USED ABOVE CEILING BY TRASH AREA 200 BUILDING BY FREIGHT ELEAVATOR
Violation Noted: Schedule Recheck	11.1.8 C.S.F.P.C - All panelboard and switchboards, pull boxes, junction boxes, switches, receptacles, and conduit bodies shall be provided with covers compatible with the box or conduit body construction and suitable for the conditions of use.	OPEN JUNCTION BOX CEILING BY FREIGHT ELEVATOR GROUND FLOOR 200 BUILDING
Violation Noted: Schedule Recheck	7.1.10.2.1 C.S.F.P.C - No furnishings, decorations, or other objects shall obstruct exits or their access thereto, egress therefrom, or visibility thereof.	PERSONAL ITEMS BEING STORED OUTSIDE INDIVIDUAL APARTMENTS BUILDING WIDE

#### Tickler History

Date	Type	Inspector	Narrative
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#### Signatures

 KEL-0028 11/3/2020  
Date: 11/03/2020

# Inspection Summary

Rocky Hill Fire Department

Inspection 4064



## Inspection

Type General Inspection  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4

Scheduled 07/31/2019 00:00  
Inspected On 07/31/2019 10:30  
Finished At 07/31/2019 10:45

Scheduled Kelley

Inspection Length 0.25

Next Inspection

## Occupant

Occupant Name CENTURY HILLS TOWERS BUILDING 100  
Building Name  
Contact Name CHARLENE THOMAS  
Address 100 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067-  
Phone 860-563-5300

## Owner

Owner / Company CENTURY HILLS PROPERTY OWNER LLC  
Contact Name John Park  
Address 11766 WILSHIRE BLVD STE 1500  
City, State and Zip LOS ANGELES, CA 90025-  
Phone 310-268-8344

## Comments

7-31-2019 This writer along with C-6 witnessed a gas grill on a balcony on a balcony building 100 Cold Spring Rd. When on the property an individual was observed retrieving air conditioning repair equipment from the trunk of his vehicle. When asked about the work being conducted the individual responded the response was unclear due to a language barrier. After questioning management regarding the matter Building official Steve Kardys was notified. KEL-0028

## Violation Summary

Status	Violation	Location
Violation Repaired	10.11.6.1 - GAS GRILL ON BALCONY For other than one- and two-family dwellings, no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 ft (3 m) of any structure.	BUILDING 100 I-91 NORTH SIDE OF STRUCTURE
Violation Repaired	10.11.6.2 - GAS GRILL ON BALCONY For other than one-and two-family dwellings, no hibachi, grill, or other similar devices used for cooking shall be stored on a balcony.	

## Tickler History

Date	Type	Inspector	Narrative
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## Signatures

*Kelley* KEL-0028

11/3/2020  
Date

Date: 11/3/2020

Page: 1

## Inspection Summary

Rocky Hill Fire Department

Inspection 4068



### Inspection

Type General  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4

Scheduled  
Inspected On 08/05/2019 09:00  
Finished At 08/05/2019 09:30  
Next Inspection  
Scheduled  
Inspection Length 0.50

### Occupant

Occupant Name CENTURY HILLS TOWERS BUILDING 100  
Building Name  
Contact Name CHARLENE THOMAS  
Address 100 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067-  
Phone 860-563-5300

### Owner

Owner / Company CENTURY HILLS PROPERTY OWNER LLC  
Contact Name JOHN PARK  
Address 11766 WILSHIRE BLVD STE 1500  
City, State and Zip LOS ANGELES, CA 90025-  
Phone 310-268-8344

### Comments

Dropped of inspection summery... verbally informed onsite management as to the situation on 7-31-2019 and on 8-1-2019 passed on the information to Chris Murry in New York. The issue as of 8-5-2019 has not been resolved.

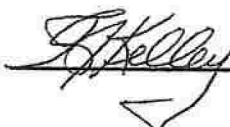
### Violation Summary

Status	Violation	Location
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### Tickler History

Date	Type	Inspector	Narrative
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### Signatures

 KEL-0028  
11/3/2020  
Date



## Inspection Summary

Rocky Hill Fire Department

Inspection 4470



### Inspection

Type Complaint  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4

Scheduled 03/25/2020 00:00

Scheduled

Inspected On 03/25/2020 00:00

Finished At

Inspection Length 0.00

Next Inspection

### Occupant

Occupant Name CENTURY HILLS TOWERS BUILDING 100

Building Name

Contact Name

Address 100 COLD SPRING RD

City, State and Zip ROCKY HILL, CT 06067-

Phone 860-563-5300

### Owner

Owner / Company CENTURY HILLS PROPERTY OWNER LLC

Contact Name

Address 11766 WILSHIRE BLVD STE 1500

City, State and Zip LOS ANGELES, CA 90025-

Phone 310-268-8344

### Comments

### Violation Summary

Status	Violation	Location
Violation Noted: Schedule Recheck	10.18.7 - Fueled Equipment. Fueled equipment, including but not limited to motorcycles, mopeds, lawn-care equipment, and portable cooking equipment, shall not be stored, operated, or repaired within a building except under one of the following conditions: (1) The building or room has been constructed for such use in accordance with the building code. (2) The use is allowed by other provisions of this Code.	

### Tickler History

Date	Type	Inspector	Narrative
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### Signatures

*[Signature]* KEL-0028

11/3/2020  
Date

# Inspection Summary

Rocky Hill Fire Department

Inspection 3774



## Inspection

Type Follow up inspection  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4

Scheduled  
Inspected On  
Finished At  
Next Inspection

Scheduled

Inspection Length 0.00

## Occupant

Occupant Name CENTURY HILLS TOWERS BUILDING 100  
Building Name  
Contact Name  
Address 100 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067-  
Phone 860-563-5300

## Owner

Owner / Company CENTURY HILLS PROPERTY OWNER LLC  
Contact Name  
Address 11766 WILSHIRE BLVD STE 1500  
City, State and Zip LOS ANGELES, CA 90025-  
Phone 310-268-8344

## Comments

On a follow up to determine the progress being made as to the noted Connecticut Fire Safety and Prevention Codes existing on the property manager Joe Marsocci informed this writer that he should get the final go ahead to sign agreements with the companies chosen to start the work. When asked about certain projects (Stand-pipe inspections and trash chute sprinkler system) this writer was informed that Hartford Sprinkler was not going to be doing any more work on the property.

## Violation Summary

Status	Violation	Location
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## Tickler History

Date	Type	Inspector	Narrative
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## Signatures

Date

morning. A violation was issued and Ms. Thomas stated that the property's porter would pay extra attention to this issue.  
KEL-0028  
Assigned to DFM Kelley for action.

**Signatures**

DFM Kelley KEL-0028 11/3/2020  
Date



# Inspection Summary

Rocky Hill Fire Department

Inspection 351



## Inspection

Type Annual Apartment Inspection  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4

Scheduled 11/01/2018 00:00  
Inspected On 11/01/2018 09:20  
Finished At 11/01/2018 00:00  
Next Inspection  
Schedul Scheduled  
Inspection Length -9.33

## Occupant

Occupant Name CENTURY HILLS TOWERS BUILDING 100  
Building Name  
Contact Name  
Address 100 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067-  
Phone 860-563-5300

## Owner

Owner / Company CENTURY HILLS PROPERTY OWNER LLC  
Contact Name  
Address 11766 WILSHIRE BLVD STE 1500  
City, State and Zip LOS ANGELES, CA 90025-  
Phone 310-268-8344

## Comments

## Violation Summary

Status	Violation	Location
Violation Repaired	12.7.5 - Penetrations. The provisions of 12.7.5 shall govern the materials and methods of construction used to protect through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance-rated horizontal assemblies. The provisions of 12.7.5 shall not apply to approved existing materials and methods of construction used to protect existing through-penetrations and existing membrane penetrations in fire walls, fire barrier walls, or fire resistance-rated horizontal assemblies, unless otherwise required by Chapter 11 through 43 of NFPA 101. [101:8.3.5]	Floor 6 Laundry Room
Violation Noted: Schedule Recheck	14.5.4.1 - Adoor leaf normally required to be kept closed sha Adoor leaf normally required to be kept closed shall not be secured in the open position at any time and shall be self-closing or automatic-closing in accordance with 14.5.4.2, unless otherwise permitted by 14.5.4.3. [101:7.2.1.8.1]	Door by A 509
Violation Noted: Schedule Recheck	31.3.6.2.3 - Doors that open onto exit access corridors shall b Doors that open onto exit access corridors shall be self-closing and self-latching.	Rubbish Room Floor 6

## Tickler History

Date	Type	Inspector	Narrative
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## Signatures

J. Kelly KEL-0008 11/3/2020  
Date

## Inspection Summary

Rocky Hill Fire Department

Inspection 357



### Inspection

Type Annual Apartment Inspection  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4  
Scheduled 11/02/2018 00:00 Scheduled  
Inspected On 11/02/2018 09:00  
Finished At 11/02/2018 00:00 Inspection Length -10.83  
Next Inspection

### Occupant

Occupant Name CENTURY HILLS TOWERS BUILDING 200  
Building Name  
Contact Name Joesph Marsocci  
Address 200 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067-  
Phone 860-563-5300

### Owner

Owner / Company CENTURY HILLS PROPERTY OWNER LLC  
Contact Name John Park  
Address 11766 WILSHIRE BLVD STE 1500  
City, State and Zip LOS ANGELES,, CA 90025-  
Phone 310-268-8344

### Comments

### Violation Summary


Status	Violation	Location
Violation Noted: Schedule Recheck	7.8.2.1 - Illumination of means of egress shall be from a so Illumination of means of egress shall be from a source considered reliable by the authority having jurisdiction.  Illumination source now being used are not reliable due to a single bulb unit.	Lights in stairs through out the building(s)
Violation Noted: Schedule Recheck	9.5.2 - Installation and Maintenance. Waste chutes, laundry chutes, and incinerators shall be installed and maintained in accordance with NFPA 82, Standard on Incinerators and Waste and Linen Handling Systems and Equipment, unless such installations are approved existing installations, which shall be permitted to be continued in service.	
Violation Noted: Schedule Recheck	31.3.6.2.3 - Doors that open onto exit access corridors shall b Doors that open onto exit access corridors shall be self-closing and self-latching.	
Violation Noted: Schedule Recheck	8.5.4.4 - Doors in smoke barriers shall be self-closing or a Doors in smoke barriers shall be self-closing or automatic-closing in accordance with 7.2.1.8 and shall comply with the provisions of 7.2.1.	Door in lobby floor 5 left of elevator
Violation Noted: Schedule Recheck	7.2.1.7.2 - Only approved fire exit hardware shall be used on fire protection-rated door assemblies Only approved fire exit hardware shall be used on fire protection-rated door assemblies. New panic hardware and new fire exit hardware shall comply with ANSI/UL 305, Standard for Safety Panic Hardware, and ANSI/BHMA A156.3, Exit Devices.	Door #5B120, Door#4B171, Door3B198, Door5C122, Door 3C195



**Tickler History**

Date	Type	Inspector	Narrative
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**Signatures**

	KEL-0008	11/3/2020
		<small>Date</small>

## Inspection Summary

Rocky Hill Fire Department

Inspection 365



### Inspection

Type Annual Apartment Inspection  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4  
  
Scheduled 11/06/2018 00:00 Scheduled  
Inspected On 11/06/2018 10:07  
Finished At 11/06/2018 00:00 Inspection Length 0.00  
Next Inspection

### Occupant

Occupant Name CENTURY HILLS TOWERS BUILDING 300  
Building Name  
Contact Name  
Address 300 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067-  
Phone 860-563-5300

### Owner

Owner / Company  
Contact Name  
Address  
City, State and Zip  
Phone

### Comments

### Violation Summary

Status	Violation	Location
Violation Noted: Schedule Recheck	<p>9.2.2 - Ventilating or Heat-Producing Equipment. Ventilating or heat-producing equipment shall be in accordance with NFPA 91, Standard for Exhaust Systems for Air Conveying of Vapors, Gases, Mists, and Noncombustible Particulate Solids; NFPA 211, Standard for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances; NFPA 31, Standard for the Installation of Oil-Burning Equipment; NFPA 54, National Fuel Gas Code; or NFPA 70, National Electrical Code, as applicable, unless such installations are approved existing installations, which shall be permitted to be continued in service.</p> <p>2013 NFPA 211 10.7.3 Clothes Dryers. 10.7.3.1 All ducts expelling lint shall be provided with a lint collector. 10.7.3.2 Requirements for gas-fired clothes dryer exhaust shall be in accordance with NFPA 54. 10.7.3.3 All clothes dryers shall be exhausted to the outside air. 10.7.3.4 Maximum Run. Clothes dryer exhaust ducts shall have a maximum length not exceeding 35 ft. (10.7 m) as measured from the dryer terminal to the outlet. 10.7.3.4.1 Reductions of 2172 ft. (0.76 m) shall be made in the maximum length of the duct for each 45-degree bend and 5 ft. (1.5 m) in the maximum length of the duct for each 90-degree bend. 10.7.3.4.2 The transition duct shall not be included in the maximum length of the duct. 10.7.3.4.3 Where the dryer manufacturers installation instructions regarding maximum length of exhaust ducts is different from the maximum length specified in 10.7.3.4, the exhaust duct shall be installed in accordance with the dryer manufacturer's installation instructions. 10.7.3.5 A clothes dryer exhaust duct shall not be connected into any chimney</p>	

connector, vent connector, chimney, or vent.

10.7.3.6 Ducts for exhausting clothes dryers shall not be put together with sheet metal screws or other fastening means that extend into the duct.

10.7.3.7 Supporting Dryer Exhaust Ducts. Dryer exhausts shall be supported with metal straps where additional support is needed.

10.7.3.8 Exhaust ducts for clothes dryers shall meet the following criteria:

(1) They shall be constructed of rigid sheet metal or other noncombustible material and shall have a smooth interior surface.

(2) They shall have a minimum thickness equivalent to

No. 24 galvanized steel gauge [0.024 in. (0.61 mm)] for

Type 2 ducts and No. 28 gauge [0.016 in. (0.406 mm)] for

Type 1 ducts.

10.7.3.9 Electrical wires shall maintain a minimum 1 in.

(25 mm) clearance from exhaust ducts for Type 1 clothes dryers.

10.7.3.10 Transition ducts used to connect the dryer to the exhaust duct shall be listed for that application or installed in accordance with the clothes dryer manufacturer's installation instructions.

10.7.3.11 Exhaust ducts for Type 2 clothes dryers shall have a clearance of at least 6 in. (152 mm) to combustible material.

10.7.3.11.1 If such a duct passes through a wall, floor, or partition constructed of combustible material, all such material in the wall, floor, or partition shall be cut away from the duct to provide a clearance of at least 6 in. (152 mm), and the opening shall be closed in accordance with 10.7.3.12.

10.7.3.11.2 Exhaust ducts for Type 2 clothes dryers shall be permitted to be installed with reduced clearances to combustible material, provided the combustible material is protected as described in Table 9.5.1.2.

10.7.3.12 Where ducts pass through walls, floors, or partitions, the space around the duct shall be sealed with noncombustible material.

10.7.3.13 The following shall apply to multiple installations of

Type 1 and Type 2 clothes dryers:

(1) The installations shall be made in a manner to prevent adverse operation due to backpressures that might be created in the exhaust.

(2) Common exhaust vents that pass through floors of buildings requiring the protection of vertical openings shall be enclosed with approved walls having a fire resistance rating of not less than the following:

(a) 1 hour, where such chimneys are located in a building less than four stories in height

(b) 2 hours, where such chimneys are located in a building four or more stories in height

10.7.4 Appliances with Integral Vents. Gas appliances incorporating integral venting means shall be installed in accordance with the manufacturer's installation instructions and 10.4.5. [54:12.3.6]

#### Chapter 14 Maintenance

14.1 Initial Installation. Initial installation of chimneys, fireplaces, and vents shall allow inspection of the surroundings to determine that the required clearances have been maintained and that correct provisions for support, stabilization, future inspection, and maintenance are in place.

14.2 Annual Inspection. Chimneys, fireplaces, and vents shall be inspected at least once a year in accordance with the requirements of Section 15.2.

Exception: Type B and Type BW gas venting systems.

14.2.1 Cleaning, maintenance, and repairs shall be done if necessary.

14.3 Inspection - Connections. Connectors, spark arresters, cleanouts, and tee fittings for chimneys and for oil and pellet venting systems shall be inspected at least once a year for soundness and deposits.

Exception: Connectors for Type B gas venting systems.

#### 14.4 Appliance or Connector Replacement.

14.4.1 When an existing appliance or connector is replaced or a new appliance is connected to a chimney, the chimney flue shall be inspected in accordance with Chapter 15.

14.4.2 The chimney shall be cleaned, lined or relined, or repaired as necessary.

14.5 Cleanout Doors. After any inspection or maintenance operation, cleanout doors and caps or plugs for cleanout tee fittings shall be closed tightly or secured in place.

14.6 Cleaning Methods. Cleaning of chimneys, if necessary, shall be done by methods that do not impair structural or thermal performance.

#### 14.7 Evidence of Damage.

14.7.1 Chimneys, vents, and fireplaces shall be inspected, cleaned, and repaired if there is any evidence of damage to the chimney, fireplace, or vent or to the surroundings.

14.7.1.1 Factory-built chimney components or accessories shall be listed or approved for use with the specific model of factorybuilt chimney system if the components or accessories are available.

14.7.1.1.1 If original manufacturer's listed components or accessories are unavailable, components or accessories acceptable to and installed by a qualified agency shall be installed in accordance with the component or accessory manufacturer's installation instructions.

14.7.1.2 Factory-built fireplace components or accessories shall be listed or approved for use with the specific model of factorybuilt fireplace system if the components or accessories are available.

14.7.1.2.1 If original manufacturer's listed components or accessories are unavailable,

components or accessories acceptable to and installed by a qualified agency shall be installed in accordance with the component or accessory manufacturers Installation instructions.

14.7.2 Inspections required by 14.7.1 shall comply with the requirements for a Level II inspection in accordance with Section 15.4.

14.8 Operating Malfunction. When inspection or an operating malfunction shows that an existing chimney, fireplace, or vent is damaged, unsuitable, or improperly sized, it shall be repaired, rebuilt, or resized to the construction and functional requirements of this standard.


14.9\* Damaged or Deteriorated Liners. If the flue liner in a chimney has softened, cracked, or otherwise deteriorated so that it no longer has the continued ability to contain the products of combustion (i.e., heat, moisture, creosote, and flue gases), the liner shall be either removed and replaced, repaired, or relined with a listed liner system or other approved material that will resist corrosion, softening, or cracking from flue gases at temperatures appropriate to the class of chimney service. (See Table 5.2.2.1.)

14.10 Unused Openings. Unused openings in chimney flues and chimney walls shall be sealed by solid masonry with a minimum thickness equal to that of the chimney flue and wall thickness or with a listed sealing device.

#### Tickler History

Date	Type	Inspector	Narrative
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#### Signatures

	KEL-0028	11/3/2020	Date
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## Inspection Summary

Rocky Hill Fire Department

Inspection 370



### Inspection

Type Annual Apartment Inspection  
Status Scheduled  
Inspector Kelley  
Unit Number C-61  
Shift 4

Scheduled 11/08/2018 00:00

Scheduled

Inspected On 11/08/2018 09:30

Finished At 11/08/2018 00:00

Inspection Length 0.00

Next Inspection

### Occupant

Occupant Name CENTURY HILLS TOWERS BUILDING 300  
Building Name C Building  
Contact Name Joseph Marsocci  
Address 300 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067-  
Phone 860-395-9868

### Owner

Owner / Company CENTURY HILLS PROPERTY OWNER LLC  
Contact Name John Park  
Address 11766 WILSHIRE BLVD STE 1500  
City, State and Zip LOS ANGELES,, CA 90025-  
Phone 310-268-8344

### Comments

### Violation Summary

Status	Violation	Location
Violation Noted: Schedule Recheck	7.8.2.1 - Illumination of means of egress shall be from a so Illumination of means of egress shall be from a source considered reliable by the authority having jurisdiction.  Required illumination shall be arranged so that the failure of any single lamp does not result in an illumination level of less than 0.2 foot-candle at the floor level.	Lighting issues through the entire building need to be addressed when deficiency is observed by maintenance personal.
Violation Noted: Schedule Recheck	7.2.1.7.2 - Only approved fire exit hardware shall be used on Only approved fire exit hardware shall be used on fire protection-rated door assemblies. New panic hardware and new fire exit hardware shall comply with ANSI/UL 305, Standard for Safety Panic Hardware, and ANSI/BHMA A156.3, Exit Devices.	Door 6C 137, Door 5C 126, Door 3C 188

### Tickler History

Date	Type	Inspector	Narrative
11/09/2018	Follow up Inspection	Kelley, Frank	Continuing annual apartment inspection 300 Cold Spring Road.
11/09/2018		Kelley, Frank	

### Signatures

*Dr. Kelly KEL-0028* *11/3/2020*  
Date

## Inspection Summary

Rocky Hill Fire Department

Inspection 481



### Inspection

Type General Inspection  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4

Scheduled 01/08/2019 00:00  
Inspected On 01/08/2019 13:45  
Finished At 01/08/2019 14:00

Scheduled

Inspection Length 0.25

Next Inspection

### Occupant

Occupant Name 100 200 300 COLD SPRINGS ROAD  
Building Name  
Contact Name  
Address 100-300 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067-  
Phone 860-563-5300

### Owner

Owner / Company CENTURY HILLS PROPERTY OWNER LLC  
Contact Name  
Address 11766 WILSHIRE BLVD STE 1500  
City, State and Zip LOS ANGELES,, CA 90025-  
Phone 860-563-5300

### Comments

1/8/2019 This office recieved a call from William Pacilia and work being conducted at Century Hills Apartment complex. Mr. Pacilia stated that his company had been contacted to quote on some upcoming projects on the property concerning fire code violations. Mr. Pacilia then stated that one of his contractoes was doing some repairs to a water main break. At 14:00 hrs this writer responded to the complex to find that the work was not due to a water main break but a repair to a pipe from an outside boiler. This writer asked if a permit has been pulled. The contractor was not sure and that he would contact his pfice and have them do so. This writer contacted Fire Marshal R. Renstrom and was instructed to contact S. Kartis of the building dept. FK-0028

### Violation Summary

Status	Violation	Location
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### Tickler History

Date	Type	Inspector	Narrative
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### Signatures

JKelley KE-0028 11/3/2020  
Date

## Inspection Summary

Rocky Hill Fire Department

Inspection 496



### Inspection

Type General Inspection  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4

Scheduled 01/15/2019 00:00  
Inspected On 01/15/2019 10:00  
Finished At 01/15/2019 00:00  
Next Inspection  
Scheduled  
Inspection Length 0.00

### Occupant

Occupant Name 100 200 300 COLD SPRINGS ROAD  
Building Name  
Contact Name  
Address 100-300 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067-  
Phone 860-563-5300

### Owner

Owner / Company CENTURY HILLS PROPERTY OWNER LLC  
Contact Name  
Address 11766 WILSHIRE BLVD STE 1500  
City, State and Zip LOS ANGELES,, CA 90025-  
Phone 860-563-5300

### Comments

This writer at the request of Fire Marshal Renstrom scheduled a meeting with Steve Kartis with the intent to inspect unpermitted work being conducted at Century Hills. KEL-0028

### Violation Summary

Status	Violation	Location
Modification Issued	10.19.5.1 - Combustible material (Cut scrap 2x4's) shall not be stored in electrical equipment room. Combustible material shall not be stored in boiler rooms, mechanical rooms, or electrical equipment rooms.	Electrical Room Upper Garage Building 100
Violation Noted: Schedule Recheck	11.1.10 - Covers. All panelboard and switchboards, pull boxes, junction boxes, switches, receptacles, and conduit bodies shall be provided with covers compatible with the box or conduit body construction and suitable for the conditions of use.	Ground level Electrical Room building 300 upper garage by service elevator.

### Tickler History

Date	Type	Inspector	Narrative
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### Signatures

Date



**Signatures**

*Ed Kelley KEC-0028* *11/3/2020*  
Date

## Inspection Summary

Rocky Hill Fire Department

Inspection 3663



### Inspection

Type General Inspection  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4

Scheduled 03/19/2019 00:00  
Inspected On 03/19/2019 00:00  
Finished At  
Next Inspection  
Scheduled  
Inspection Length 0.00

### Occupant

Occupant Name CENTURY HILLS TOWERS BUILDING 100  
Building Name  
Contact Name  
Address 100 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067-  
Phone 860-563-5300

### Owner

Owner / Company CENTURY HILLS PROPERTY OWNER LLC  
Contact Name  
Address 11766 WILSHIRE BLVD STE 1500  
City, State and Zip LOS ANGELES, CA 90025-  
Phone 310-268-8344

### Comments

### Violation Summary

Status	Violation	Location
Violation Noted: Schedule Recheck	13.2.3.3 - A standpipe system installed in accordance with the CSFSC shall be inspected, tested, and maintained in accordance with NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems.	100 Building 200 Building 300 Building
Violation Noted: Schedule Recheck	13.2.3.2 - The owner shall be responsible for maintaining the standpipe system and keeping it in good working condition.	
Violation Noted: Schedule Recheck	13.2.3.3 - A standpipe system installed in accordance with this Code shall be inspected, tested, and maintained in accordance with NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems.	
Violation Noted: Schedule Recheck	(Add) 13.2.3.3.1 - The responsible person conducting an inspection, testing, or maintenance shall make records of all inspections, tests, and maintenance of the systems and its components and make the records available to the AHJ upon request. In the event of a system deficiency discovered during a required inspection or other event, the system shall be immediately tagged by such responsible person conducting the inspection noting the issue and date. The discovered deficiency(ies) shall be noted on the inspection report and a copy of such report shall be immediately forwarded to the AHJ. Contact information for the responsible person shall be included in the report.	

### Tickler History

Date	Type	Inspector	Narrative
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Date: 11/3/2020

## Inspection Summary

Rocky Hill Fire Department

Inspection 3824



### Inspection

Type Complaint  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4

Scheduled 04/30/2019 00:00

Scheduled

Inspected On 04/30/2019 00:00

Finished At

Inspection Length 0.00

Next Inspection

### Occupant

Occupant Name CENTURY HILLS TOWERS BUILDING 300

Building Name

Contact Name

Address 300 COLD SPRING RD

City, State and Zip ROCKY HILL, CT 06067

Phone 860-563-5300

### Owner

Owner / Company

Contact Name

Address

City, State and Zip

Phone

### Comments

A resident called the Rocky Hill Public Safety Dispatch center around 03:00 hours on the morning of Monday April 30, 2019 requesting assistance. The R.H.P.D. was unable to gain access to the apartment and requested a R.H.F.D. response. Entrance was made by F.D. crew. Human Services Director Missy Hicks was also notified and made this office aware of the issue in a email. This writer responded to The Century Hills Luxury Apartment complex Building 300 Apartment C 209. This writer contacted Century Hills management and was granted access to the apartment by Property Manager Joe Marsocci. Upon entry this writer encountered the smell of rotting food and the insects associated with such. There was a large accumulation of food and used food containers covering all counters and cooking surfaces. This writer instructed management to throw the breakers to the apartment

### Violation Summary

Status	Violation	Location
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### Tickler History

Date	Type	Inspector	Narrative
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### Signatures

J. Kelley KEL-0028 11/3/2020  
Date

## Inspection Summary

Rocky Hill Fire Department

Inspection 3855



### Inspection

Type Fire Sprinkler Inspection/Test  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4

Scheduled 05/09/2019 00:00  
Inspected On 05/09/2019 14:00  
Finished At  
Next Inspection  
Scheduled  
Inspection Length 0.00

### Occupant

Occupant Name CENTURY HILLS TOWERS BUILDING 100  
Building Name  
Contact Name  
Address 100 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067-  
Phone 860-563-5300

### Owner

Owner / Company CENTURY HILLS PROPERTY OWNER LLC  
Contact Name  
Address 11766 WILSHIRE BLVD STE 1500  
City, State and Zip LOS ANGELES, CA 90025-  
Phone 310-268-8344

### Comments

Hartford Sprinkler conducting inspection and testing of standpipe and trash chute sprinkler system(s). When observed tech was running hose from the hose closet located on the mezzanine level to the area outside 100 Cold Spring Road lobby. Tech was instructed to use penthouse roof access for flow test. System testing to continue on Friday. KEL-0028


### Violation Summary

Status	Violation	Location
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### Tickler History

Date	Type	Inspector	Narrative
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### Signatures

 KEL-0028 11/5/2020  
Date



## Inspection Summary

Rocky Hill Fire Department

Inspection 3875



### Inspection

Type Fire Sprinkler Inspection/Test  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4  
Scheduled 05/15/2019 00:00 Scheduled Kelley  
Inspected On 05/15/2019 10:45  
Finished At 05/15/2019 11:30 Inspection Length 0.00  
Next Inspection 06/17/2019

### Occupant

Occupant Name CENTURY HILLS TOWERS BUILDING 300  
Building Name CENTURY HILLS APARTMENTS  
Contact Name Joe Marsocci  
Address 300 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067  
Phone 860-563-5300

### Owner

Owner / Company CENTURY HILLS PROPERTY OWNER LLC  
Contact Name JIM LIPPMAN  
Address 11766 WILSHIRE BLVD STE 1500  
City, State and Zip LOS ANGELES,, CA 90025-  
Phone 310-268-8344

### Comments


### Violation Summary

Status	Violation	Location
Violation Noted: Schedule Recheck	13.2.3.3 - MISSING OR DAMAGED PIPE SUPPORT DEVICE A standpipe system installed in accordance with this Code shall be inspected, tested, and maintained in accordance with NFPA 25, Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems. NFPA 25 6.4 Maintenance 6.4.1 Maintenance and repairs shall be in accordance with 6.1.3 and Table 6.12. MISSING OR DAMAGED PIPE SUPPORT DEVICE (REPAIR OR REPLACE)	FDC Building 300 BROWN
Violation Noted: Schedule Recheck	13.3.1.1 - Escutcheons and Cover Plates Automatic sprinklers shall be installed and maintained in full operating condition in the occupancies specified in this Code or in the codes or standards referenced in Chapter 2. NFPA 13 6.2.7 Escutcheons and Cover Plates. 6.2.7.1 Plates, escutcheons, or other devices used to cover the annular space around a sprinkler shall be metallic or shall be listed for use around a sprinkler. 6.2.7.3 Cover plates used with concealed sprinklers shall be part of the listed sprinkler assembly.	Trash Area 300 Building by brown FDC stand pipe

**Tickler History**

Date	Type	Inspector	Narrative
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**Signatures**

	KEL-0028	11/3/2020 Date
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## Inspection Summary

Rocky Hill Fire Department

Inspection 3884



### Inspection

Type Post Incident Investigation  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4

Scheduled 05/21/2019 00:00  
Inspected On 05/21/2019 00:00  
Finished At 05/21/2019 00:00  
Next Inspection  
Scheduled  
Inspection Length 0.00

### Occupant

Occupant Name CENTURY HILLS TOWERS BUILDING 100  
Building Name  
Contact Name  
Address 100 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067-  
Phone 860-563-5300

### Owner

Owner / Company CENTURY HILLS PROPERTY OWNER LLC  
Contact Name  
Address 11766 WILSHIRE BLVD STE 1500  
City, State and Zip LOS ANGELES, CA 90025-  
Phone 310-268-8344

### Comments

Followed up on a report from C-1 that building 100 Cold Spring Road's alarm was showing a trouble alarm due to an issue with a trash chute sprinkler flow alarm. Manage was contacted and instructed to contact their alarm company. KEL-0028

### Violation Summary

Status	Violation	Location
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### Tickler History

Date	Type	Inspector	Narrative
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### Signatures

*Kelley* KEL-0028 11/3/2020  
Date

# Inspection Summary

Rocky Hill Fire Department

Inspection 68



## Inspection

Type General Inspection  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4

Scheduled 06/25/2018 00:00

Scheduled Kelley

Inspected On 06/25/2018 11:12

Finished At 06/25/2018 11:25

Inspection Length 0.22

Next Inspection

## Occupant

Occupant Name CENTURY HILLS TOWERS BUILDING 300

Building Name JRK Residential Group

Contact Name Joe

Address 300 COLD SPRING RD

City, State and Zip ROCKY HILL, CT 06067-

Phone 860-563-5300

## Owner

Owner / Company CENTURY HILLS PROPERTY OWNER LLC

Contact Name Jennifer Knowlton

Address 11766 WILSHIRE BLVD STE 1500

City, State and Zip LOS ANGELES, CA 90025-

Phone

## Comments

6/25/2018 While on a routine inspection of the exterior portion of the property located at 300 Cold Spring Road this writer observed a number of cooking devices being stored on balconies. This matter was brought to the attention of the property manager. The property manager was also sent a copy of the code requirements so as to relay policy to tenants. KEL-0028

## Violation Summary

Status	Violation	Location
Violation Noted: Schedule Recheck	10.11.6.1 - Cooking Equipment For other than one- and two-family dwellings, no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 ft (3 m) of any structure.	
Violation Noted: Schedule Recheck	10.11.6.1 - Cooking Equipment For other than one- and two-family dwellings, no hibachi, grill, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 ft (3 m) of any structure.	

## Tickler History

Date	Type	Inspector	Narrative
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## Signatures

*John Kelley* KEL-0028 11/3/2020  
Date

Date: 11/3/2020

Page: 1



## Inspection Summary

Rocky Hill Fire Department

Inspection 166



### Inspection

Type Above Ceiling Inspection  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4  
Scheduled 08/03/2018 08:00 Scheduled Renstrom  
Inspected On 08/03/2018 11:00  
Finished At 08/03/2018 12:00 Inspection Length 1.00  
Next Inspection

### Occupant

Occupant Name 100 200 300 COLD SPRINGS ROAD  
Building Name  
Contact Name JOE MARSOCCI  
Address 100-300 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067-  
Phone 860-563-5300

### Owner

Owner / Company CENTURY HILLS PROPERTY OWNER LLC  
Contact Name  
Address 11766 WILSHIRE BLVD STE 1500  
City, State and Zip LOS ANGELES,, CA 90025-  
Phone 860-563-5300

### Comments

Inspection of heat trace tape on sprinkler piping.

### Violation Summary

Status	Violation	Location
Modification Issued	<p>Sec. 107 Inspection - Above Ceiling Inspection</p> <p>(a) Each local fire marshal, the State Fire Marshal and their respective designees shall conduct inspections as prescribed in section 29-305 of the Connecticut General Statutes of buildings and facilities regulated by the Connecticut State Fire Safety Code within their jurisdictions.</p> <p>(b) Each local fire marshal, the State Fire Marshal and their respective designees may conduct inspections as often as may be necessary during the construction of new buildings, structures or additions, and during the course of renovations, alterations or modernizations for the purpose of satisfying themselves that all work is in accordance with the approved plans, specifications and this code.</p> <p>(c) The minimum requirements for the frequency of inspections as prescribed in section 29-305 of the Connecticut General Statutes shall be as follows:</p> <ol style="list-style-type: none"><li>1. Annual inspections for the occupancy classifications, all R Residential, A-1, A-2, E, H-1, I-1.</li><li>2. Inspections every two years for the occupancy classifications, A-3, H-2, I-2, I-3, I-4, B-Medical, B-College.</li><li>3. Inspections every three years for occupancy classifications B, H-3, M, S-1, A-4, A-5.</li><li>4. Inspections every four years for the occupancy classifications, F-1, F-2, H-4, H-5, S-2, U.</li></ol>	

### Tickler History

Date	Type	Inspector	Narrative
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Date: 11/3/2020

Page: 1

08/03/2018    Above Ceiling    Kelley, Frank  
Inspection

On 8/3/2018 this writer conducted an above ceiling inspection at buildings 100, 200 and 300 of the Century Hills Apartment(s) located on Cold Spring Road (this town). Don Ashmore of Pro Excavation was on hand to explain the scope of work that was done to complete the project. Penetrations (ceilings and walls) have been filled to prevent fire and smoke from spreading throughout the building(s) Visible junction boxes had their covers in place. The pipes have been wrapped and the prescribed heat tape is in place.

**Signatures**

 KEL-0828      11/3/2020  
Date

## Inspection Summary

Rocky Hill Fire Department

Inspection 325



### Inspection

Type Complaint  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4

Scheduled 10/17/2018 00:00  
Inspected On 10/17/2018 14:15  
Finished At 10/17/2018 14:35  
Next Inspection  
Scheduled  
Inspection Length 0.33

### Occupant

Occupant Name CENTURY HILLS TOWERS BUILDING 200  
Building Name  
Contact Name  
Address 200 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067-  
Phone

### Owner

Owner / Company  
Contact Name  
Address  
City, State and Zip  
Phone

### Comments

Followed up with maintenance supervisor, After a call a few weeks back it was noted that a drawing of fire department connections had been removed from "B" Lobby. A replacement was provided to management with the instruction to return to the prescribed location, This never happened. Follow up will be conducted KEL-0028

### Violation Summary

Status	Violation	Location
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### Tickler History

Date	Type	Inspector	Narrative
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### Signatures

*Kelley* KEL-0028 11/5/2020  
Date

## Inspection Summary

Rocky Hill Fire Department

inspection 336



### Inspection

Type Annual Apartment Inspection  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4

Scheduled 10/26/2018 08:00

Scheduled Renstrom

Inspected On 10/29/2018 09:30

Finished At

Inspection Length 0.00

Next Inspection

### Occupant

Occupant Name CENTURY HILLS TOWERS BUILDING 100  
Building Name  
Contact Name  
Address 100 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067-  
Phone 860-563-5300

### Owner

Owner / Company CENTURY HILLS TOWERS BUILDING 100  
Contact Name  
Address 100 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067-  
Phone 860-563-5300

### Comments

### Violation Summary

Status	Violation	Location
Violation Noted: Schedule Recheck	20.9.2.1 - Emergency Instructions for Residents of Apartment Emergency Instructions for Residents of Apartment Buildings. Emergency instructions shall be provided annually to each dwelling unit to indicate the location of alarms, egress paths, and actions to be taken, both in response to a fire in the dwelling unit and in response to the sounding of the alarm system. [101:30.7.1; 101:31.7.1]	Building in general
Violation Noted: Schedule Recheck	31.3.6.2.3 - Doors that open onto exit access corridors shall be self-closing and self-latching. Doors that open onto exit access corridors shall be self-closing and self-latching.	Rubbish Room Door 6th. floor north, Rubbish Room 5th. floor north, Rubbish Room Door 5th. floor east
Violation Noted: Schedule Recheck	31.3.2.1.1 - The areas described in Table 31.3.2.1.1 shall be protected as indicated.  Laundries 1 hour or sprinklers >100 ft (>9.3 m) Outside of dwelling units Repair all sheet rock penetrations	All Laundry Rooms
Modification Issued	31.5.4 - Waste Chutes, Incinerators, and Laundry Chutes. Waste chutes, incinerators, and laundry chutes shall comply with the provisions of Section 9.5.	All Rubbish Rooms
Violation Noted: Schedule	9.5.2 - Installation and Maintenance. Waste chutes, laundry chutes, and incinerators shall be installed and maintained in	Rubbish Room Floor 6 north, Floor 4 north, Floor

Date: 11/3/2020

Page: 1

Recheck	accordance with NFPA 82, Standard on Incinerators and Waste and Linen Handling Systems and Equipment, unless such installations are approved existing installations, which shall be permitted to be continued in service.	1 north, Floor 5 east, Floor 2 east
Violation Noted: Schedule Recheck	31.2.10 - Marking of Means of Egress. Means of egress shall have signs in accordance with Section 7.10 in all buildings requiring more than one exit.	Exit sign Floor 5 north Exit Sign Ground Floor north
Violation Noted: Schedule Recheck	31.3.7 - Subdivision of Building Spaces-Smoke Partitions. In buildings other than those meeting the requirements of 31.3.7.1, 31.3.7.2, 31.3.7.3, 31.3.7.4, or 31.3.7.5, both of the following criteria shall be met: (1) Smoke partitions in accordance with Section 8.4 shall be provided in exit access corridors to establish not less than two compartments of approximately equal size. (2) The length of each smoke compartment, measured along the corridor, shall not exceed 200 ft (61 m).	Magnetic hold Door by A509 lobby, A513
Violation Noted: Schedule Recheck	7.2.1.15.1 - Where required by Chapters 11 through 43 Where required by Chapters 11 through 43, the following door assemblies shall be inspected and tested not less than annually in accordance with 7.2.1.15.2 through 7.2.1.15.7: (1) Door leaves equipped with panic hardware or fire exit hardware in accordance with 7.2.1.7 (2) Door assemblies in exit enclosures (3) Electrically controlled egress doors (4) Door assemblies with special locking arrangements subject to 7.2.1.6 7.2.1.15.2 The inspection and testing interval for fire-rated and nonrated door assemblies shall be permitted to exceed 12 months under a written performance-based program.	Complex wide
Violation Noted: Schedule Recheck	7.2.1.15.3 - A written record of the inspections and testing A written record of the inspections and testing shall be signed and kept for inspection by the authority having jurisdiction.	
Violation Noted: Schedule Recheck	7.2.1.15.5 - Door assemblies shall be visually inspected from b Door assemblies shall be visually inspected from both sides of the opening to assess the overall condition of the assembly.	
Violation Noted: Schedule Recheck	7.2.1.15.6 - As a minimum, the following items shall be verified: (1) Floor space on both sides of the openings is clear of obstructions, and door leaves open fully and close freely. (2) Forces required to set door leaves in motion and move to the fully open position do not exceed the requirements in 7.2.1.4.5. (3) Latching and locking devices comply with 7.2.1.5. (4) Releasing hardware devices are installed in accordance with 7.2.1.5.10.1. (5) Door leaves of paired openings are installed in accordance with 7.2.1.5.11. (6) Door closers are adjusted properly to control the closing speed of door leaves in accordance with accessibility requirements. (7) Projection of door leaves into the path of egress does not exceed the encroachment permitted by 7.2.1.4.3. (8) Powered door openings operate in accordance with 7.2.1.9. (9) Signage required by 7.2.1.4.1(3), 7.2.1.5.5, 7.2.1.6, and 7.2.1.9 is intact and legible. (10) Door openings with special locking arrangements function in accordance with 7.2.1.6. (11) Security devices that impede egress are not installed on openings, as required by 7.2.1.5.12. (12) Where required by 7.2.2.5.5.7, door hardware marking is present and intact. (13) Emergency lighting on access-controlled egress doors and doors equipped with delayed-egress locking systems is present and functioning in accordance with Section 7.9.	
Violation Noted: Schedule Recheck	7.2.1.15.7 - Door openings not in proper operating condition sh Door openings not in proper operating condition shall be repaired or replaced without delay.	

#### Tickler History

Date	Type	Inspector	Narrative
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#### Signatures

 KEL-0028

11/5/2020  
Date



## Inspection Summary

Rocky Hill Fire Department

Inspection 451



### Inspection

Type Complaint  
Status Completed  
Inspector Renstrom  
Unit Number C6  
Shift 4

Scheduled 12/21/2018 10:30

Scheduled Renstrom

Inspected On 12/21/2018 10:30

Finished At 12/21/2018 17:30

Inspection Length 7.00

Next Inspection

### Occupant

Occupant Name CENTURY HILLS TOWERS BUILDING 200

Building Name

Contact Name

Address 200 COLD SPRING RD

City, State and Zip ROCKY HILL, CT 06067

Phone

### Owner

Owner / Company CENTURY HILLS TOWERS BUILDING 200

Contact Name

Address 200 COLD SPRING RD

City, State and Zip ROCKY HILL, CT 06067-

Phone

### Comments

A ANONYMOUS COMPLAINT WAS RECEIVED BY THE BUILDING DEPARTMENT THAT THE MAINTENANCE STAFF WERE DOING TRADE WORK WITHOUT LICENSES.

### Violation Summary

Status	Violation	Location
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### Tickler History

Date	Type	Inspector	Narrative
12/21/2018		Renstrom, Richard	ON 12/21/2018 ASSISTANT BUILDING OFFICIAL STEVE KARDYS RECEIVED AN ANONYMOUS COMPLAINT OF WORK BEING PERFORMED AT CENTURY HILLS BY NON LICENSED TRADE WORKERS. I MET MR. KARDYS ON SITE AND HE HAD ALREADY OBSERVED A NON LICENSED PERSON PERFORMING ELECTRICAL WORK IN THE "B" SERVICE ELEVATOR. A WORKER WAS CHANGING OUT THE LIGHTING FIXTURES IN THE ELEVATOR CAR. I OBSERVED THE SAME MAINTENANCE WORKER IN THE ELEVATOR CAR CLEANING OUT HIS TOOLS AND EQUIPMENT. HE THEN WALKED FROM THE BUILDING AND DROVE AWAY IN A BLACK DODGE PICKUP. MYSELF AND Mr KARDYS FURTHER OBSERVED IN A 3RD FLOOR STORAGE ROOM ADJACENT TO THE ELEVATOR THAT LIGHT FIXTURE INTERNAL COMPONENTS WERE

BEING SWITCHED OUT, NEGATING THE UL APPROVAL OF THESE FIXTURES. (COPIES ATTACHED IN DOCUMENTS.) MYSELF AND KARDYS THEN WENT TO THE LEASING OFFICE TO DISCUSS THE SITUATION WITH JRK MANAGEMENT.

ONCE IN THE LEASING OFFICE THE UNLICENSED MAINTENANCE PERSON AND ANOTHER MAINTENANCE PERSON WERE MEETING WITH THE PROPERTY MANAGER AND A REGIONAL PROPERTY MANAGER. WHEN WE TOLD THE MANAGEMENT WHAT OUR OBSERVATIONS WERE ONE OF THE MAINTENANCE STAFF MEMBERS BECAME VERY INSISTENT THAT WE WERE INCORRECTLY STATING WHAT WE HAD OBSERVED. AT THIS POINT ASSISTANT BO KARDYS ISSUED A CEASE AND DESIST ORDER.

NOTE: THIS IS THE THIRD SUCH ORDER ISSUED TO THIS STAFF FOR CONDUCTING UN PERMITTED WORK BY NON LICENSED TRADES PEOPLE.

I THEN REQUESTED ASSISTANT FROM THE STATE OF CONNECTICUT CONSUMER PROTECTION DEPARTMENT. (COPIES ATTACHED IN DOCUMENTS FILE.)

I RECEIVED AN EMAIL ON FRIDAY 12/21/2018, AT 2009 HOURS FROM JANITA HAMEL(SUPERVISOR, INSPECTOR OF THE CPD INDICATING RECEIPT OF MY EMAIL AND ASSIGNING MY COMPLAINT TO INSPECTOR MATTHEW SARGEANT FILE #2018-453. (COPY ATTACHED IN DOCUMENTS FILE.)

#### Signatures

 12/21/2018  
Date

## Inspection Summary

Rocky Hill Fire Department

Inspection 4485



### Inspection

Type Complaint  
Status Completed  
Inspector Kelley  
Unit Number C-61  
Shift 4

Scheduled 05/28/2020 00:00  
Inspected On 05/28/2020 00:00  
Finished At  
Next Inspection

Scheduled

Inspection Length 0.00

### Occupant

Occupant Name CENTURY HILLS TOWERS BUILDING 200  
Building Name  
Contact Name  
Address 200 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067  
Phone

### Owner

Owner / Company  
Contact Name  
Address  
City, State and Zip  
Phone

### Comments

Recd. complaint about a charcoal grill on a upper floor 200 Cold Spring Rd. KEL-0028

### Violation Summary

Status	Violation	Location
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### Tickler History

Date	Type	Inspector	Narrative
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### Signatures

*A. Kelley* KEL-0028 11/3/2020  
Date

# Inspection Summary

Rocky Hill Fire Department

Inspection 4609



## Inspection

Type Complaint  
Status Completed  
Inspector Renstrom  
Unit Number C6  
Shift 4

Scheduled 07/20/2020 07:30  
Inspected On 07/20/2020 11:00  
Finished At 07/20/2020 11:45  
Next Inspection

Scheduled Renstrom  
Inspection Length 0.75

## Occupant

Occupant Name 100 200 300 COLD SPRINGS ROAD  
Building Name  
Contact Name  
Address 100-300 COLD SPRING RD  
City, State and Zip ROCKY HILL, CT 06067-  
Phone 860-563-5300

## Owner

Owner / Company CENTURY HILLS PROPERTY OWNER LLC  
Contact Name  
Address 11766 WILSHIRE BLVD STE 1500  
City, State and Zip LOS ANGELES,, CA 90025-  
Phone 860-563-5300

## Comments

Complaint from Fire Chief from fire call 2020-0311, Possible problem with sprinklers.

## Violation Summary

Status	Violation	Location
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## Tickler History

Date	Type	Inspector	Narrative
07/20/2020	Recd Complaint	Renstrom, Richard	Fire Chief Garrahy made a complaint that during a fire call the previous evening he observed that the FACP had several sprinkler points deactivated. Upon checking into this complaint I observed the fire panels in buildings 200 & 300 where normal and did not have any supervisory nor trouble alarms. Case closed.

## Signatures

A handwritten signature, likely of Richard Renstrom, written in black ink.

7/20/2020  
Date

# EXHIBIT C



Century Hills/Concierge Apartments  
Complaint Log

Complaint #	Date Initiated	Date resolved	Type of Complaint	Order issued	Comments
6377	1/11/2019	1/16/2019	Housing/Property Maintenance	no	no heat
6395	2/27/2019	2/27/2019	Hoarding	no	tenant hoarding
6435	4/30/2019	10/16/2020	Hoarding	yes <i>A</i>	tenant hoarding, same as 6444, order to tenant
6444	5/6/2019	10/16/2020	Hoarding	yes <i>B</i>	tenant hoarding, same as 6435, order to management
6488	7/11/2019		Housing/Property Maintenance	no	roaches, moisture, heat, AC and maintenance issues
6512	7/30/2019		Rodents/Insects	no	flies
6529	8/26/2019	10/16/2020	Rodents/Insects	no	roaches, mold
6578	10/17/2019	11/5/2019	Housing/Property Maintenance	no	mold, poor lighting in hallways, garbage in stairwells
6596	11/7/2019	11/20/2019	Lack of Heat/Hot Water	yes <i>C</i>	no heat
6599	11/12/2019	11/14/2019	Unsanitary Conditions	no	human waste from sewer backup
6602	11/20/2019	12/16/2019	Lack of Heat/Hot Water	no	no heat, no hot water
6621	12/19/2019	12/20/2019	Housing/Property Maintenance	no	frozen/burst water pipes in two buildings
6641	2/6/2020	2/7/2020	Public Pool/Bathing Area	no	pool chemicals too strong
6657	2/26/2020	2/26/2020	Lack of Heat/Hot Water	no	no hot water to building for two days
6665	3/12/2020		Housing/Property Maintenance	no	leaking water pipes in garage, uncovered dumpsters
6794	8/11/2020	8/25/2020	Housing/Property Maintenance	no	leak in ceiling in apartment
6809	8/24/2020	10/16/2020	Housing/Property Maintenance	no	leaking roof, hole in ceiling, mice
6815	9/1/2020		Garbage/Refuse	yes <i>D &amp; E</i>	uncovered dumpsters, litter around dumpsters, see 6665.
6817	9/2/2020		Housing/Property Maintenance	no	leaking water pipes in garages, see 6665
6818	8/31/2020	9/10/2020	Housing/Property Maintenance	yes <i>F</i>	leaks, mold in apartment. Hallway lights out. Order to site
6821	9/2/2020	9/10/2020	Housing/Property Maintenance	yes <i>G</i>	same as 6818, order to property owner
6852	9/29/2020		Rodents/Insects	yes <i>H</i>	mice, lack of window screens, see 6809

6863	10/2/2020	10/2/2020	Other	no	no "must wear mask" signs
6866	9/21/2020		Garbage/Refuse	yes	garbage chutes blocked, garbage in hallway
6991	1/30/2021	1/31/2021	Housing/Property Maintenance	no	water pipe burst above garage, no water in building
7007	2/10/2021	2/12/2021	Housing/Property Maintenance	no	problem with heat, electrical outlets, no door knob on front door